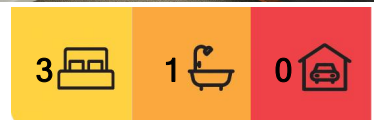




## Bairnsdale, 13 Swan Street

### COTTAGE ON LOW MAINTENANCE BLOCK

Located in a quiet street, this charming cottage offers warmth and character with its inviting open-plan living, dining, and kitchen area, complete with a cozy wood fire and split-system heating and cooling. The home features three well-sized bedrooms, while two spacious walk-in cupboards provide versatile storage options, perfect for use as a pantry or linen space. A brand-new garage and carport is currently under construction, adding even more value to this already appealing property. With an excellent tenant in place on a month-to-month lease, this is an ideal opportunity for investors or those looking to secure a home with immediate rental income.



**For Sale**  
\$405,000

**View**  
By Appointment

**Contact**  
**Kylie Smith**  
0409 530 842  
ksmith@ljhookerbairnsdale.com.au



**LJ Hooker Bairnsdale**  
**(03) 5152 4172**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

## More About this Property

<b>Property ID</b>	1832FBF
<b>Property Type</b>	House
<b>Land Area</b>	311 m2
<b>Including</b>	Toilets (1) Built-in-Robes Secure Parking Fully Fenced Remote Garage

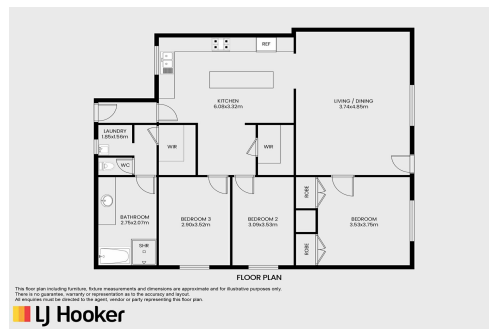
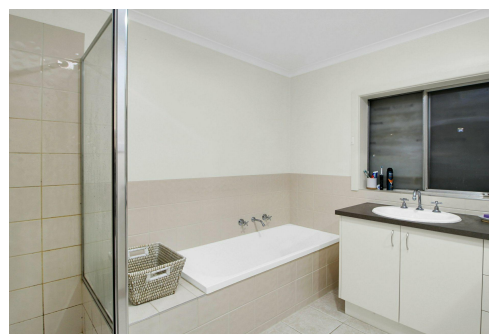
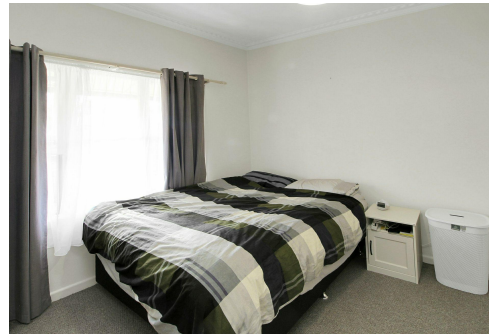
**Kylie Smith 0409 530 842**

Sales Consultant | [ksmith@ljhookerbairnsdale.com.au](mailto:ksmith@ljhookerbairnsdale.com.au)

**LJ Hooker Bairnsdale (03) 5152 4172**

195 Main Street, BAIRNSDALE VIC 3875

[bairnsdale.ljhooker.com.au](http://bairnsdale.ljhooker.com.au) | [bairnsdale@ljhookerbairnsdale.com.au](mailto:bairnsdale@ljhookerbairnsdale.com.au)



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