



25 Whistler Drive, Bairnsdale

## MODERN 4 BEDROOM FAMILY HOME - SET AND FORGET INVESTMENT

Built in 2023, this four-bedroom, two-bathroom home delivers everything a family demands /u8212? generous space, modern finishes, and a quarter-acre block with open paddock views. With depreciation benefits still largely intact on a 2023 build and tenants already in place at a rental appraisal of \$560 per week, this is a genuine income asset. Side access and a blank-canvas backyard leave future value-add options firmly on the table /u8212? a shed, extra shedding, or landscaping to further lift rental appeal down the track.

### PROPERTY HIGHLIGHTS:

- 4 Bedroom, 2 bathrooms, 3 living areas
- Double garage and side access
- High ceilings throughout
- Galley kitchen with walk in pantry
- 900mm gas hob and electric oven
- Gas ducted heating, split system a/c in family area
- Alfresco entertaining area

The thoughtful floor plan is a natural drawcard for longer-tenancy

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.

4  2  2 

**FOR SALE**  
\$669,000 - \$685,000

**VIEW**  
By Appointment

**AGENTS**  
Veronica Davies  
0477 961 338  
vdavies@ljhookerbairnsdale.com.au

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

 **LJ Hooker**

families. The master suite is privately positioned at the front of the home with a walk-in robe and ensuite, while the three remaining bedrooms are grouped around the rumpus room /u8212? ideal for families with children. A half-partition wall separates the rumpus from the open-plan kitchen, dining and living zone, maintaining sightlines while creating defined spaces. A separate front lounge adds flexibility rarely found in new builds of this size.

A 2023 build, a great block, and tenants already in place /u8212? this one really does tick all the boxes. Whether you're adding to an existing portfolio or just getting started, it's the kind of property that's easy to own and hard to find.

## MORE DETAILS

Property ID	18X3FBF
Property Type	House
Land Area	967.96 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Dishwasher
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

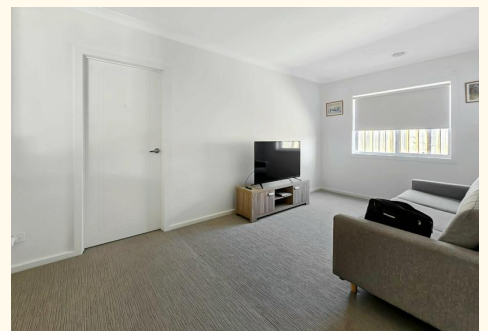
**Veronica Davies 0477 961 338**

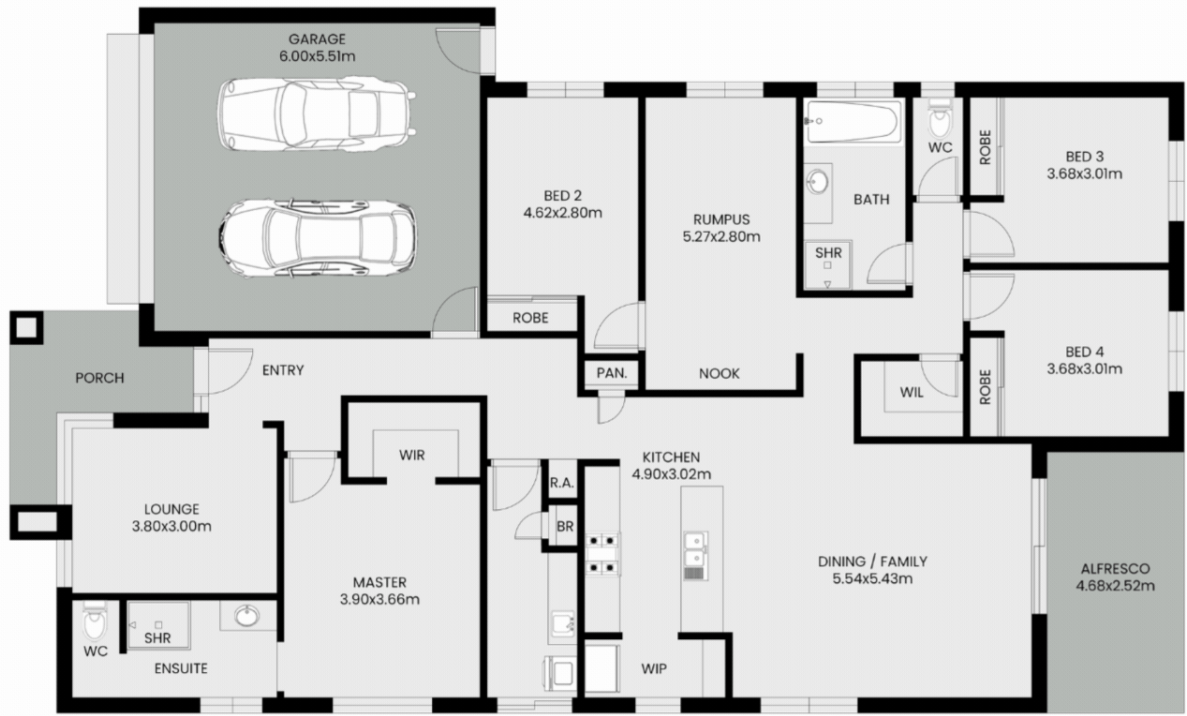
Sales Consultant | [vdavies@ljhookerbairnsdale.com.au](mailto:vdavies@ljhookerbairnsdale.com.au)

**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)





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.

