



46A Goold Street, Bairnsdale

## INVESTMENT WITH SUBDIVISION PERMIT APPROVED

Positioned on a substantial 1,400sqm allotment, this property presents an outstanding opportunity for investors and developers seeking future subdivision while benefiting from immediate holding income.




The 1980s brick and tile residence, refreshed in 2018, is ideally set toward the front of the block, allowing excellent side access to the expansive rear yard.

Inside, the home offers three well-sized bedrooms with built-in robes, a central bathroom with separate toilet, and a spacious open-plan kitchen, dining and living area. An additional large family living zone at the rear opens to an alfresco space, creating a functional layout for comfortable everyday living.

The location further strengthens its appeal, being within walking distance to the hospital and major schools, and just a short drive to the town centre and retail precinct, ensuring consistent tenant demand.

For developers, the configuration is highly practical &mdash; retain the existing home at the front to generate rental income while developing the rear of the block.

Key Highlights:

3  1  2 

**FOR SALE**  
\$599,900

**VIEW**  
By Appointment

**AGENTS**  
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- 1,400sqm allotment with subdivision approved
- House positioned at the front of the block
- Side access to large rear yard
- 3 bedrooms with built-in robes
- Open-plan kitchen, dining and living
- Additional large family living area
- Alfresco entertaining space
- Walking distance to hospital and major schools
- Short drive to town centre and retail precinct
- Potential immediate rental return while developing

## MORE DETAILS

Property ID	18W8FBF
Property Type	House
Land Area	1440 m2
Including	Air Conditioning Toilets (1) Built-in-Robes

### Carly Hine 0418 307 288

Sales Consultant / Licensed Estate Agent |  
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