

## Bairnsdale, 96 Francis Street

### QUALITY AND SPACE DOWNTOWN

This spacious, modern brick veneer home is a standout property located in the heart of downtown Bairnsdale. Boasting a separate entry, the home offers an abundance of space with three distinct living areas, ideal for family living and entertaining. With four generous bedrooms and two bathrooms, comfort is at the forefront of this home's design.

The large kitchen, complete with a butler's pantry, provides plenty of storage and preparation space for all your culinary needs. Step outside to a covered outdoor area, perfect for relaxing or hosting guests. The double garage offers secure parking, and an impressive 14-metre by 7-metre shed with its own off-street access provides ample room for additional storage, hobbies, or even a workshop.

Sitting on a spacious allotment of 1,347 square metres, this property offers a perfect blend of modern living and convenience, all within walking distance of downtown amenities. Don't miss the opportunity to secure this exceptional home!



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/180UFBF](http://ljhooker.com.au/180UFBF)

**Contact**  
**Steve Holmes**  
0408 524 892  
sholmes@ljhookerbairnsdale.com.au  
**Carly Hine**  
0418 307 288  
chine@ljhookerbairnsdale.com.au



**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.

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

## More About this Property

<b>Property ID</b>	180UFBF
<b>Property Type</b>	House
<b>Land Area</b>	1348 m2
<b>Including</b>	Ensuite Study Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Water Tank Solar Hot Water

### Steve Holmes 0408 524 892

Officer in Effective Control/Director/Principal |  
sholmes@ljhookerbairnsdale.com.au

### Carly Hine 0418 307 288

Sales Consultant / Licensed Estate Agent | chine@ljhookerbairnsdale.com.au

### LJ Hooker Bairnsdale (03) 5152 4172

195 Main Street, BAIRNSDALE VIC 3875

bairnsdale.ljhooker.com.au | bairnsdale@ljhookerbairnsdale.com.au



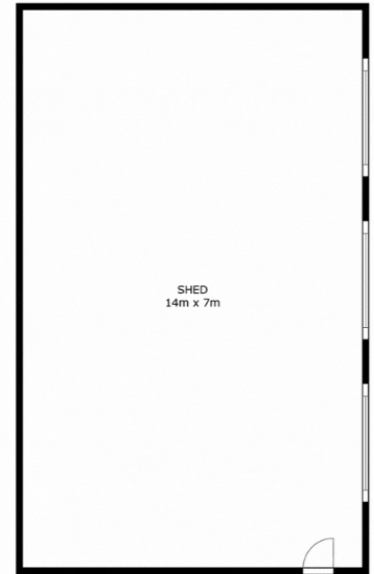
**LJ Hooker Bairnsdale**  
**(03) 5152 4172**

**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.

96 Francis Street  
Bairnsdale, 3875

-  4 Bed
-  3 Living
-  2 Bathroom +  
1 Powder Room
-  2 Car Garage
-  Large Shed

**James Yeates**  
PRINT AND COMMUNICATIONS SINCE 1897  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



(Not to scale  
Not in position)