



61 Great Alpine Road, Bruthen

## ROLL UP YOUR SLEEVES — THERE'S A PROJECT WAITING FOR YOU!

If you're not afraid of a little hard work and have the vision to see what could be, this might be your next great project!

Set on a generous 980m<sup>2</sup> block, this large weatherboard home enjoys an elevated position in the ever-popular township of Bruthen, surrounded by established gardens that have developed a personality of their own!

Step inside and you'll find plenty of space and plenty of potential. High ceilings, generously sized bedrooms and a large lounge provide a great foundation, while the L-shaped kitchen offers a mix of old and newer cabinetry.

A wood heater near the front entrance adds a touch of country charm, and the home has already been restumped, giving you a solid starting point underfoot.

Now, this one isn't pretending to be move-in ready — it's ready for someone with a hammer, a paintbrush, a few good ideas and a healthy dose of elbow grease! The interior is in need of a complete overhaul, and the existing layout could be remodelled to create a far more functional family home.

With its generous landholding, established gardens, elevated position

3 1 2

### FOR SALE

\$275,000

### VIEW

By Appointment

### AGENTS

Kelly Quirke

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### AGENCY

LJ Hooker Bairnsdale

(03) 5152 4172

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 **LJ Hooker**

and loads of space, there's plenty here to work with.  
If you're looking for a project and can see past the current condition to what this home could become, come and take a look.  
Contact our office to arrange your inspection &mdash; this is one that really needs to be seen to be appreciated!

## MORE DETAILS

|               |              |
|---------------|--------------|
| Property ID   | 19C4FBF      |
| Property Type | House        |
| Land Area     | 980 m2       |
| Including     | Toilets (1)  |
|               | Fully Fenced |

**Kelly Quirke 0427 064 816**

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