








19B Macrae Street, East Bairnsdale

# SECURE THE INCOME, APPRECIATE THE CHARACTER

Rich in character and timeless appeal, this charming four-bedroom home offers a wonderful combination of period features, comfortable living and investment potential. Set on an approximately 577sqm block, the property makes an immediate impression with its beautiful hallway, and soaring high ceilings with decorative timber paneling, showcasing the character and craftsmanship of a bygone era.
The home features four generously sized bedrooms, three retaining their original fireplaces, adding to the property's distinctive charm. The updated kitchen provides a practical space for everyday cooking and connects conveniently with the adjoining meals area, creating a functional layout for daily living.
The sunken lounge offers plenty of natural light and a cosy wood fire that creates a welcoming atmosphere during the cooler months. At the rear of the home, an undercover entertaining area provides a sheltered space to relax or gather with family and friends.
Outside, a small shed offers useful storage for tools and equipment, with potential to accommodate a small workshop or hobby space.
For investors, the property offers the added advantage of long-term tenants already in place, providing rental income from day one. With an upcoming rental increase, there is further potential to strengthen the return, making this an appealing opportunity for investors seeking

4 1 0

**FOR SALE**
$399,000

**VIEW**
By Appointment

**AGENTS**
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**AGENCY**
LJ Hooker Bairnsdale
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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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a character home with established tenancy and future income potential.

## MORE DETAILS

| | |
|---|---|
| Property ID | 19CCFBF |
| Property Type | House |
| Land Area | 577 m2 |
| Including | Toilets (1) |
| | Floorboards |
| | Fully Fenced |

**Carly Hine 0418 307 288**
Sales Consultant / Licensed Estate Agent |
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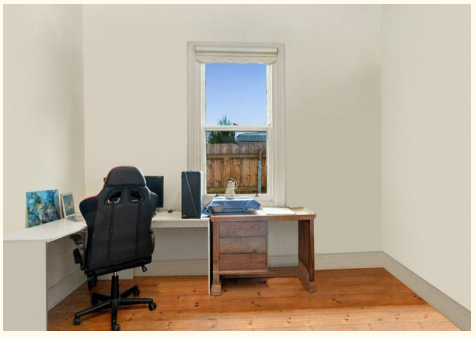
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