



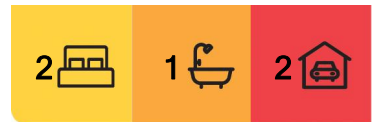
## Lindenow South, 7 Growcott Street

### ENTRY LEVEL BUY

Nestled in a great street, this property presents an exceptional opportunity for those seeking convenience and future possibilities in a small quiet township. As you step onto the property, you'll be greeted by a thoughtfully designed shed house, set back on the block. This strategic positioning paves the way for potential expansion (subject to council approval).

Located across the road from the local primary school, the home features 2 bedrooms, modern bathroom with separate toilet, new modern kitchen with plenty of bench & storage space, electric cooking, wood heating plus a split system heating cooling unit, keeping you comfortable year round. There is plenty of secure parking for your vehicle, a boat and all your toys in the large shed which also has internal access to the living quarters.

Ideal for first-time buyers seeking an impeccable entry point into the real estate market, plus the potential for future development adds an exciting layer. Call the



#### For Sale

Please Call

#### View

[ljhooker.com.au/16NXFBF](http://ljhooker.com.au/16NXFBF)

#### Contact

##### Carly Hine

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

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office today for more information or to book your private inspection

## More About this Property

<b>Property ID</b>	16NXFBF
<b>Property Type</b>	House
<b>Land Area</b>	921 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (1) Secure Parking Fully Fenced

### Carly Hine 0418 307 288

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

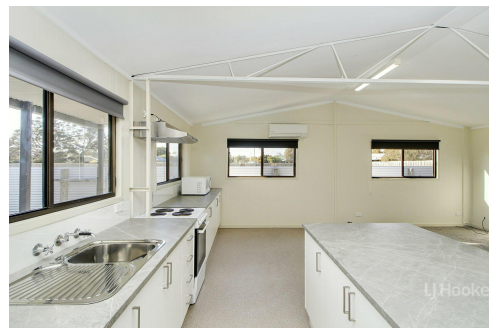
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