



Nicholson, 19 Nicholson Sarsfield Road

DUAL LIVING HOME: PERFECT FOR FAMILIES OR FISHING FRIENDS

This unique home in Nicholson is a short walk to the Nicholson River and boat ramp, the Pub, General Store as well as the Rail Trail. It would be a 15 minute walk to the Nicholson Primary School or a short walk for the bus stop for schools in Bairnsdale. Priced with potential in mind, this property presents a lot of opportunity to refresh then become the perfect home for extended families, co-living arrangements or those who need a holiday home with somewhere to store their fishing gear.

The front residence features:

- Open plan living of kitchen dining and lounge
- Solid fuel heater and split system
- 2 generously sized bedrooms with BIR's
- second living area or study

The rear home provides:



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.

SOLD

3

2

3

For Sale
Please Call

View
ljhooker.com.au/17NHFBF

Contact
Veronica Davies
0477 961 338
vdavies@ljhookerbairnsdale.com.au
Kelly Quirke
0427 064 816
kquirke@ljhookerbairnsdale.com.au

LJ Hooker Bairnsdale
(03) 5152 4172

- Large open plan kitchen dining lounge.
- 1 large bedroom with BIR's
- Combined laundry/ bathroom
- Second living area or study

The shared alfresco area is a great entertainment space whilst the large workshop shed provides additional storage space and a place to work on projects. Side access provides a driveway to access this area at the back of the property. Both homes have separate electricity meters yet share the water meter. Solar panels assist with the power bills.

More About this Property

Property ID	17NHFBF
Property Type	House
Land Area	666 m2
Including	Air Conditioning Toilets (2) Fire Place Outdoor Entertaining Built-in-Robes Solar Panels

Veronica Davies 0477 961 338

Sales Consultant | vdavies@ljhookerbairnsdale.com.au

Kelly Quirke 0427 064 816

Sales Consultant | kquirke@ljhookerbairnsdale.com.au

LJ Hooker Bairnsdale (03) 5152 4172

195 Main Street, BAIRNSDALE VIC 3875

bairnsdale.ljhooker.com.au | bairnsdale@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