

**345 Main Street, Bairnsdale, Vic 3875**



**House For Sale**

Wednesday, 15 May 2024

**345 Main Street, Bairnsdale, Vic 3875**

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 852 m2**

**Type: House**



Matt Baylis  
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**\$580,000**

Situated on bustling Main Street, this property presents a unique opportunity, adaptable for both residential and commercial purposes. Boasting mixed-use zoning and convenient rear laneway access, it offers a range of possibilities. The property comes with an existing planning permit for a 2-lot subdivision, providing further potential for development (S.T.C.A.). With its charming facade and north-facing orientation, 345 Main Street exudes character and natural light. The current layout features four offices, a reception/waiting room, a kitchen with electric cooking facilities, and a bathroom with a shower. Alternatively, it can be easily converted for residential use, offering three bedrooms, a formal lounge, dining area, and a kitchen. Whether you're an owner-occupier seeking a versatile space or an investor looking for a lucrative opportunity, this property ticks all the boxes. Don't miss out on this prime investment in a highly sought-after location.