

# 43 Sladen Street, Birregurra, Vic 3242

## House For Sale

Tuesday, 23 April 2024



43 Sladen Street, Birregurra, Vic 3242

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 2057 m2**

**Type: House**



Jake Theodore  
0417507692



Leanne Witcombe  
0409314066

**\$760,000 - \$790,000**

Discover the timeless appeal of this 1980s brick home, positioned on a generous 2,057 sqm block in the welcoming township of Birregurra. Step inside to find an inviting open plan living space where the lounge, dining, and kitchen areas seamlessly connect, fostering a warm and sociable atmosphere. The kitchen is equipped with electric cooking facilities, durable Blackwood cabinetry, and practical laminate benchtops, ensuring functionality is paired with rustic charm. This home includes two cosy bedrooms, each featuring built-in robes and soft carpeting, creating comfortable private retreats. Complementing these rooms, the bathroom is well-appointed with both a bath and shower and features a Blackwood vanity, adding a touch of elegance to the space. Outdoors, the property boasts not one, but two sheds, offering ample storage or workshop potential. The expansive backyard provides a blank canvas for gardening enthusiasts or an excellent play area for children and pets. Boasting a substantial land area, this property provides an excellent opportunity for potential subdivision (STCA) with easy access from the rear of the property, making it an attractive option for developers or those interested in expanding. Currently generating a rental income of \$360 per week, this property represents a solid investment, with it currently leased until January 2025. Situated in a quiet yet connected part of Birregurra, residents enjoy proximity to local amenities, including shops, cafes, a primary school, the golf club and the Birregurra Train Station, enhancing both lifestyle and convenience. Ideal for investors seeking a property with steady income and growth potential, or for those looking to craft a personalised home in a sought-after location, this home represents a wise and flexible investment. \*All information about the property has been provided to Richardson Real Estate by third parties. Richardson Real Estate has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.