

**93 Bredt Street, Bairnsdale, Vic 3875**



**Sold House**

Thursday, 21 September 2023

93 Bredt Street, Bairnsdale, Vic 3875

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 817 m2**

**Type: House**



Kirsten Benton

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## Contact agent

This tastefully renovated two-bedroom home is situated on a large 800 sqm (approx.) block and offers easy access into the rear yard. The open-plan kitchen, meals, and lounge room create a seamless entertaining space, with a breakfast bar that adds to the functionality. Additionally, there is a small study nook off the dining area, providing a great space for working from home or for kids to study. The bathroom is conveniently positioned and features a separate toilet. There is also a second toilet located off the laundry. Both bedrooms are spacious and come with built-in robes, with the main bedroom being particularly enormous in size. The property has undergone a comprehensive renovation, including internal and external painting. New plumbing and wiring have been installed throughout, along with a new switchboard. To ensure year-round comfort, a reverse cycle split system has been installed. Outside, there is a covered alfresco entertaining area perfect for BBQ's as well as a large 10m x 4m shed with an approximate 4KW solar panels system on the roof. The property is also landscaped to be easily maintained adding to its overall appeal. With a wide frontage of approximately 18.2 meters which could allow for a potential subdivision (STCA). The property is currently tenanted showing a solid yield, rented at \$450 p/w. It is also available fully furnished as shown in the photos which could easily transition to an Airbnb proposition.