



345 Main St, Bairnsdale



## Main Street Investment with Further Development Potential

With Mixed Use Zoning, Main Street prominence and a large (862m) block this property represents an immediate income stream with the potential to further develop the site or subdivide some land off STCA. The existing dwelling has been extensively renovated, with rewiring, repainting and replumbing all been done in recent years. There are feature ornate ceiling roses, period architraves, leadlight windows, polished timber floors and a sparkling new bathroom and kitchen. There are five rooms suitable as professional consulting rooms with 3 currently being leased. The property could also be used as a work from home residence. The dwelling is set well forward on the land allowing for a huge rear yard ideal for more buildings and carparking. It even has its own real lane access as well. For further details and inspection contact Dennis van Reyk 0409 524 780 or Kim Ashwood 0421 868 147 at **ASHWOOD VAN REYK REAL ESTATE**.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*

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| <b>Price</b>         | \$450,000  |
| <b>Property Type</b> | commercial |
| <b>Property ID</b>   | 176        |
| <b>Land Area</b>     | 862 m2     |
| <b>Office Area</b>   | 140 m2     |

### Agent Details

Dennis van Reyk - 0409 524 780  
Kim Ashwood - 0421 868 147

### Office Details

Ashwood Van Reyk Real Estate  
18 Bailey Street Bairnsdale  
Bairnsdale VIC 3875 Australia  
0409 524 780  
0409 524 780



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