



### 70 Delany Avenue Bright VIC

3 1 2

Set on a generous allotment of approximately 880m2 is a very comfortable 3 bedroom weatherboard home with excellent bones. This property offers fantastic investment potential with a generous rear yard space giving the opportunity to build a second dwelling (STCA). Live in one and rent the other, giving you an income stream in retirement or build the second dwelling and rent out both.

The existing dwelling is solid in its construction with hardwood flooring throughout, two living areas, a kitchen / dining area and three good sized bedrooms, nine foot ceilings and traditional double hung windows.

The property is located on the picturesque tree-lined Delany Avenue of Bright, which is nothing short of spectacular with its vibrant Autumn colour display.

An inspection will not disappoint.

Do not miss this great opportunity; arrange an inspection today.

**Land Size** : 880 sqm

**View** : <https://www.dickensrealestate.com.au/sale/vic/north-eastern/bright/residential/house/4245296>



**The Sales Team**  
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