



### 23 Delany Avenue BRIGHT VIC

3 2 1

Located in a picturesque tree lined avenue set right back on a large allotment of 1130m<sup>2</sup> behind a beautiful leafy and colourful setting is this lovely 15 sq home that has only ever been used as a holiday home and never lived in permanently - you can almost still smell that new home smell!! Offering 3 bedrooms, 2 bathrooms, 2 living areas, study area, light and bright kitchen, RC air, single garage with rollers doors at each end allowing great for access to the back yard and there's even a shed for Dad! A great investment opportunity with an option to buy fully furnished or retire as it's only a short 5 minute stroll to the town centre.

**Building Size** : 17 sqm  
**Land Size** : 1130 sqm  
**View** : <https://www.dickensrealestate.com.au/sale/vic/north-eastern/bright/residential/house/5743454>



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