

1 SLOAN AVENUE, LEONGATHA, VIC, 3953



## FOR SALE

### A VERY POPULAR REQUEST; A SHED!

Situated on an easily accessible block, this three bedroom home would make a great first home, investment or a tradie's haven. There are BIR's in two of three rooms, spacious living area with R/C air con and wood fire, neat laminated kitchen and dining area with electric appliances and functional bathroom with full-size bath. There is a single lock up garage, carport and garden shed, plus a sizable back yard for the kids or animals to play in. The home is on concrete stumps, has a couple of little decks that could be enhanced further if so desired. The home is situated a stone's throw from the Great Southern Rail Trail and an easy stroll to the shops. Add a bit of paint and polish and some minor tweaks here and there and you could really put your stamp on 1 Sloan Avenue Leongatha and begin your property journey here.

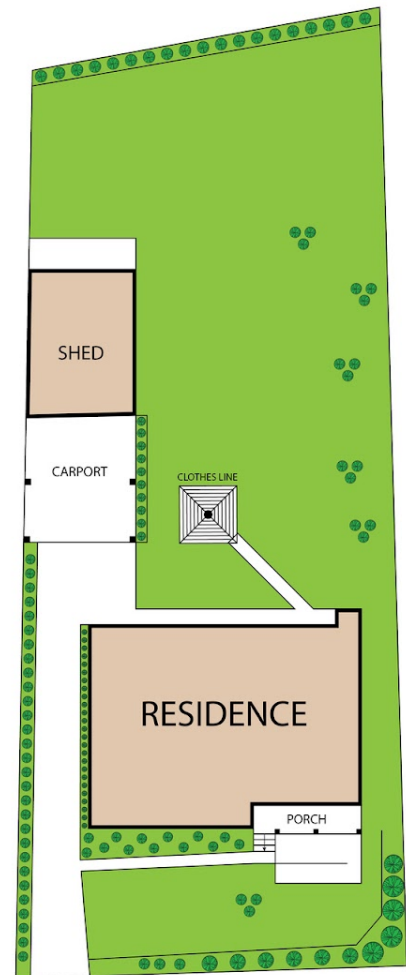
3 BED | 1 BATH | 1 CAR

**PRICE:**  
\$359,000 - \$372,000

**OPEN FOR INSPECTION:**  
N/A



**Christie Nelson**  
**0407812904**  
christienelson@atrealty.com.au  
Christie Nelson Real Estate



1 Sloan Avenue, Leongatha 3953

TOTAL APPROX. FLOOR AREA 81 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.