

34 ROUGHHEAD STREET, LEONGATHA, VIC, 3953



**SOLD**

## SUCH A NEAT INVESTMENT!

Centrally located within walking distance to the heart of town, the recreation reserve, McIndoe Park and the indoor pool, your inspection is invited to discover just how neat and presentable this brick home is. Currently tenanted but with vacant possession also available, this three bedroom home would make the perfect investment property or stepping-stone first home. Freshly painted throughout and also with updated carpet, there are built in robes in each bedroom and ceiling fans in two rooms, bathroom with shower, vanity and toilet (+ handy second toilet in the laundry). The kitchen has electric cooking with St George wall oven and a dining or sitting area. The lounge features a natural gas-log fire plus there's a lovely sun room overlooking the yard at the rear of the home. The block is approximately 495m2 with rear lane access to a lock up shed. Low maintenance and extremely livable, your inspection by appointment is invited.

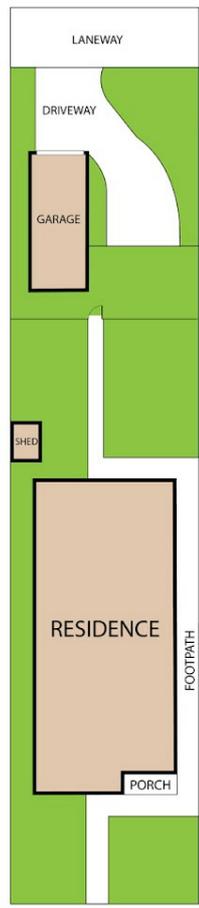
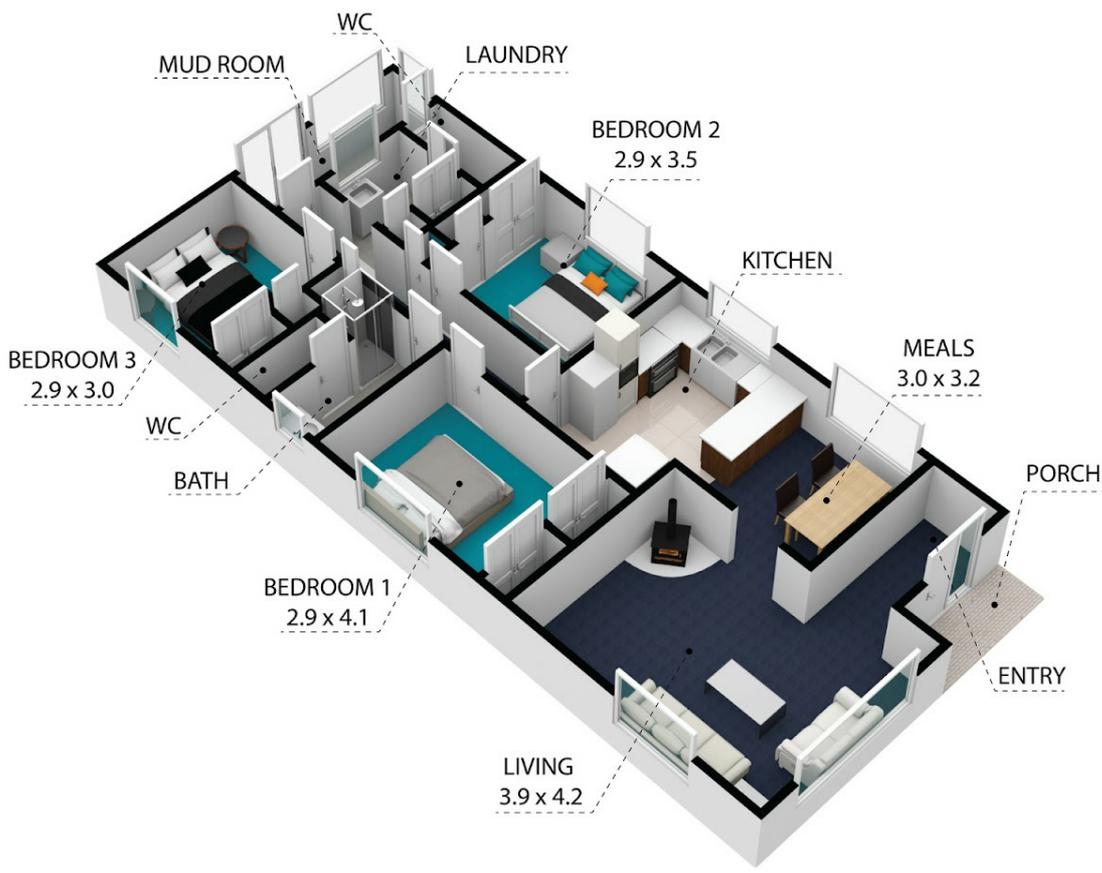
**3 BED | 1 BATH | 2 CAR**

**PRICE:**  
\$475,000

**OPEN FOR INSPECTION:**  
N/A



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TOTAL APPROX. FLOOR AREA 99 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.

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