

# 46 PEART STREET LEONGATHA



## FOR SALE

### GENUINE VENDOR MOVING ON.

Situated in tightly held Peart Street, this sturdy brick home offers comfortable living within a short, flat walk to the centre of town and child care and kinder facilities and warrants an inspection to appreciate the 'good bones' and size of this home.

Downstairs offers a delightful living area with a nice view of the garden, timber kitchen and dining area with good storage and electric upright oven, three bedrooms, two with built in robes and a tiled bathroom with separate bath and shower are well appointed to the bedrooms.

There's a handy amount of storage throughout the home and upstairs presents a sizeable living space/rumpus room or extra bedroom. It would be perfect for a teenager's bedroom or is large enough to split into two. The home has ducted natural gas heating with a new external unit, quality external roller shutters on the windows, R/C air conditioning, solar HWS, 3 water tanks for the garden, garden shed and semi-enclosed carport with remote door.

This is a low maintenance home and block for someone looking to be centrally located to amenities. With the cost of petrol these days, you could nearly hang up the car keys and live happily in 46 Peart Street, Leongatha.

3 BED | 1 BATH | 1 CAR

PRICE:  
\$439,000

OPEN FOR INSPECTION:  
N/A



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



46 Peart Street, Leongatha 3953

TOTAL APPROX. FLOOR AREA 141 SQM

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.