

# 3 BLACKMORE AVENUE LEONGATHA



## FOR SALE

### LOOKING FOR YOUR STEPPING STONE PROPERTY?

Situated in a quiet avenue, within a short, easy walk to the main street and the Great Southern Rail Trail, this three bedroom home is a great starter or a flip project for the handy-person. Situated on approx. 706m<sup>2</sup> of flat block with good access to a double lock up garage, there is room for capital growth for someone with their tools and a paintbrush. Sizeable, separate living area at the front of the home with gas heating, combined kitchen and dining area with good storage and electric upright stove, plus some modern upgrades to the bathroom. Make your mark on this sweet cottage and break into the market today.

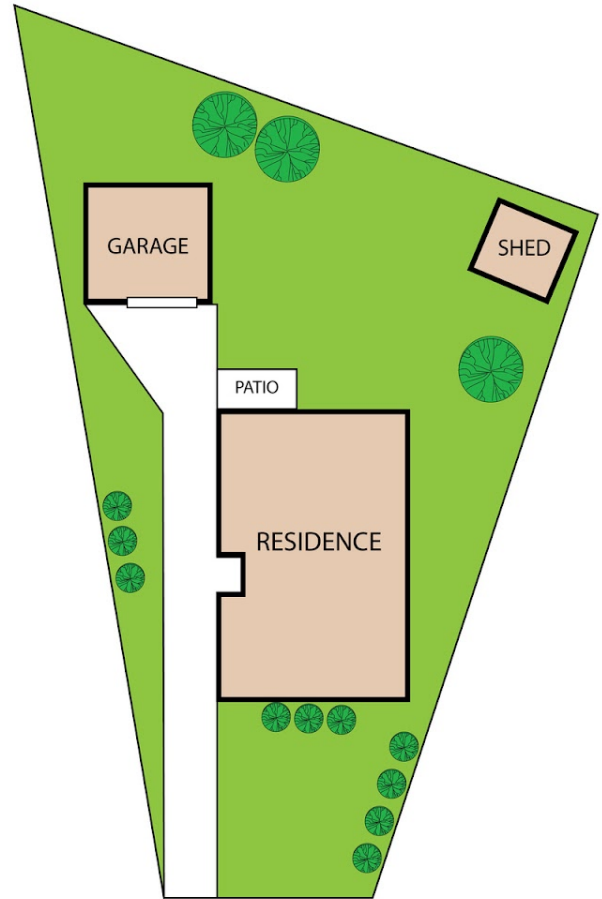
**3 BED | 1 BATH | 2 CAR**

**PRICE:**  
**\$390,000**

**OPEN FOR INSPECTION:**  
**N/A**



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3 Blackmore Avenue, Leongatha 3953

TOTAL APPROX. FLOOR AREA 93 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.