

9 LONG STREET, LEONGATHA, VIC, 3953



**SOLD**

## COTTAGE CHARMER; WALK TO SHOPS & SCHOOLS.

Step into a delightful combination of old-world charm with modern conveniences, all within a short walking distance to shops, schools, public transport and the Great Southern Rail Trail.

This appealing bungalow warrants an inspection to appreciate the generous size and immaculate presentation that house-proud owners have to offer here.

The home features 3 bedrooms plus a study or single bedroom and has had money invested in rewiring, new spouting, some double glazing, new fencing and updates to the kitchen and bathrooms amongst other improvements.

Baltic pine floorboards feature throughout the majority of the home, modern plantation shutters, high ceilings and dado walls.

The master bathroom is updated and comprises of a toilet and combined shower and bath, whilst the laundry boasts a second bathroom and toilet for the convenience of family and guests.

The kitchen features lots of storage, a dishwasher, elec. cook top and wall oven and a handy servery window to the formal dining area. A spacious extension at the rear of the home provides a light-filled living/dining area with R/C air conditioner and solid fuel heater.

An incredible draw-card for this home is the rear lane access to a sizeable 3 bay garage and workshop with concrete floor, power, bar/sitting area, SFH and the low maintenance, level back yard.

With such a handy, centrally located home, you'll hardly need the car. Your inspection by appointment is invited.

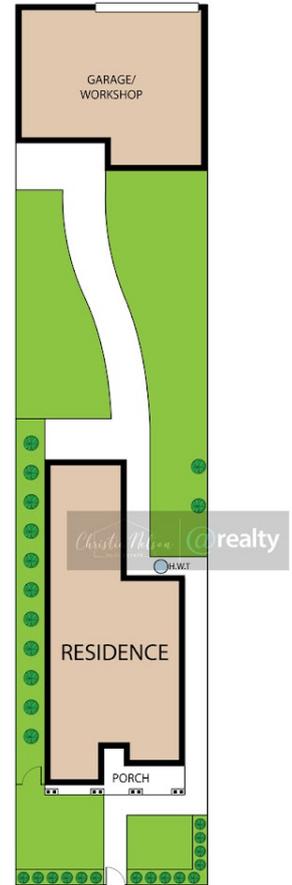
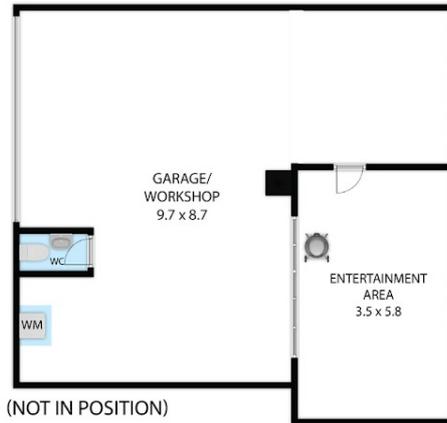
**4 BED | 2 BATH | 3 CAR**

**PRICE:**  
**\$572,500**

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



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TOTAL APPROX. FLOOR AREA 212 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.