

# 30A BENT STREET LEONGATHA



## FOR SALE

### IT'S TIME TO THINK OUTSIDE OF THE BOX.

If you consider yourself as someone a little different to the everyday and would like a home to match your style, 30A Bent Street could be just the place for you.

This character-filled mud brick home has a lot of heart and is a rare find on just a touch over an acre in the midst of town. The property is centrally located to schools and parks, sporting facilities and the centre of town. Those looking to work from home or are seeking an opportunity to offer accommodation options will be drawn to the many features presented here. A sizable 10 x 20m brick shed is a big draw-card and provides an amazing space for a workshop, storage or a conversion into a gallery, studio or accommodation. It also boasts a neat bungalow/home office with toilet, updated paint and carpet which could be utilised for a home therapy business, as a teenager's retreat or an office to service a business from the shed (All STCA).

This earthy home features a mixture of cathedral ceilings, natural light, timber and rendered feature walls and an open plan living design that takes in views of the lush garden surroundings from every window. There are options for heating and cooling, including evaporative cooling, new R/C air conditioner, as well as the cosy solid fuel heater. The kitchen boasts lots of storage and access from the double carport and into the laundry to the kitchen, providing complete undercover protection for bringing the shopping in over the colder months. A utility room also provides handy storage and a place for keeping home grown produce from the garden's multitudes of fruit and nut trees and vegetable planters.

Two bedrooms contain BIR's and the third has shelving and glass sliding doors, making it versatile as either a study or a bedroom. The bathroom has had some updates in recent years and has an oversized shower, fresh paint and an updated vanity. There are also two toilets, ideal for families or when guests come to stay.

The surrounds are a lovely combination of established trees, lush ground cover, a variety of producing fruit and nut trees, rain water tanks for the garden, raised veggie planters, sitting areas and a paved outdoor entertaining area and is privately tucked away up a long, circular driveway.

Contact Christie for an inspection of this private oasis tucked away in the middle of town.

3 BED | 1 BATH | 6 CAR

PRICE:  
\$995,000

OPEN FOR INSPECTION:  
N/A



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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.