

# 40 SHINGLER STREET LEONGATHA



## FOR SALE

### ON A BUDGET BUT NEED LOTS OF SPACE? LOOK NO FURTHER.

40 Shingler Street offers five bedrooms and two bathrooms and a world of possibilities for those looking to break into the housing market.

Step inside this double-storey house to appreciate the size and layout where you will have plenty of room to move and grow. The open-plan living and dining area is perfect for entertaining guests or spending quality time with your family. The large windows allow natural light to flood the space, creating a warm and inviting atmosphere.

Each bedroom is well-appointed and features built-in wardrobes, ensuring plenty of storage space for your belongings.

The property is fully fenced, providing privacy and security for you and your loved ones. A carport provides car storage and a workshop allows for a place to create projects or house the mower and tools.

Situated within a handy distance to sporting amenities, park and Childcare and Kinder services, the home would suit growing families living a busy lifestyle in Leongatha.

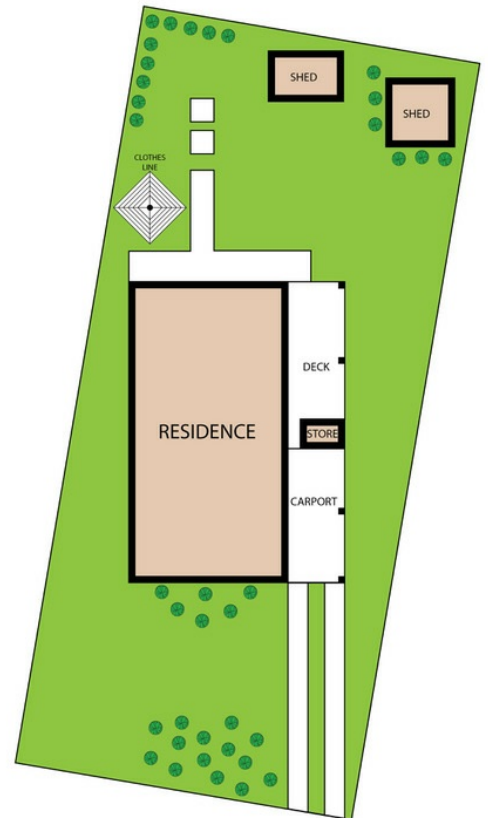
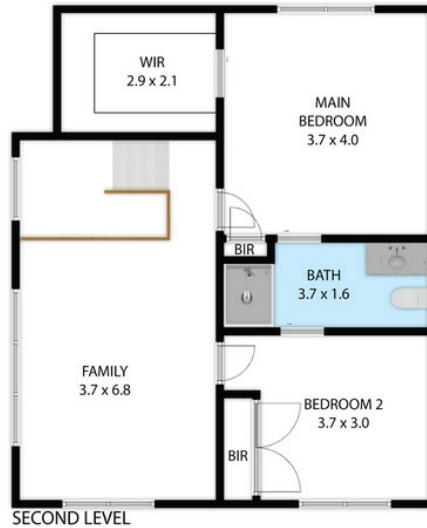
**5 BED | 2 BATH | 1 CAR**

**PRICE:**  
**\$549,000**

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



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40 Shingler Street, Leongatha 3953

TOTAL APPROX. FLOOR AREA 182 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.