

20 SMITH STREET LEONGATHA



## FOR SALE

### TIMELESS ELEGANCE MEETS MODERN COMFORTS AND CONVENIENCE.

Once printed in an edition of The Australian Home Beautiful, this delightful Art Deco home has been lovingly brought back to its originally intended glory and awaits its next owner. All the way from roof to floor to the insulated walls, the hard work has been done. This is a home that presents a variety of opportunities as it's centrally located in the heart of town, a flat walk to the CBD and has off-street parking available on the block as well as adjacent public parking. Whether you're searching for a modest sized home with a bit of heart to downsize to or even begin your home journey with, wish to run a home business or accommodation (STCA) to showcase the spoils of Gippsland to travelers, well then 20 Smith Street Leongatha could be a fit for you.

The light and bright kitchen features quality fittings and an impressive marble, waterfall island bench, 900ml stainless steel stove, great storage and feature splash back. The formal dining area and lounge room are well appointed to the kitchen and boast detailed art deco cornices and ceiling roses. A solid fuel heater and reverse cycle provide heating and cooling.

The bathroom has been renovated to theme and features a luxurious, deep bath plus a separate shower. The home has a toilet in the bathroom as well as the laundry for added convenience. Double gates provide access for a car and caravan or boat parking and there is scope for shedding for those who wish to investigate the option. (STCA)

An outdoor area makes for a lovely sitting spot or waiting room for a home business and the layout of the home offers two separate entries if required.

\*Key features:

\* Original lead-light, updated flooring, fresh paint, new weatherboards, re-pointed and resealed roof, rewired, power upgraded, new metre box and fully insulated.

Some local points of interest:

<https://www.gsrt.com.au/>

<https://www.parks.vic.gov.au/places-to-see/parks/wilsons-promontory-national-park>

<https://youtu.be/Lb0teVnhhlI?feature=shared>

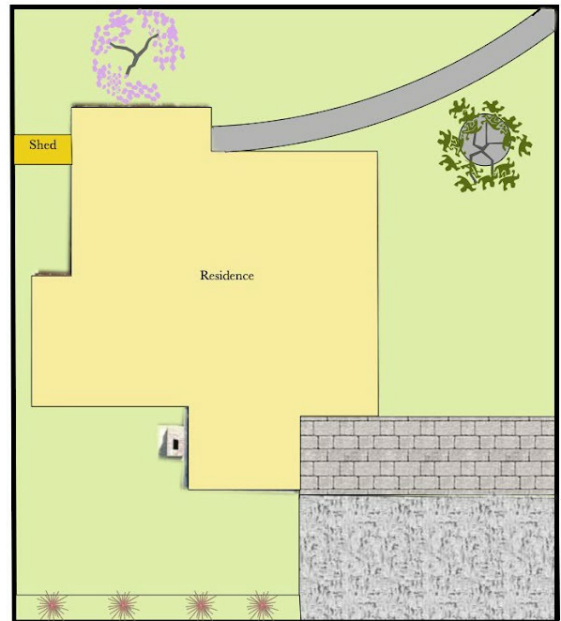
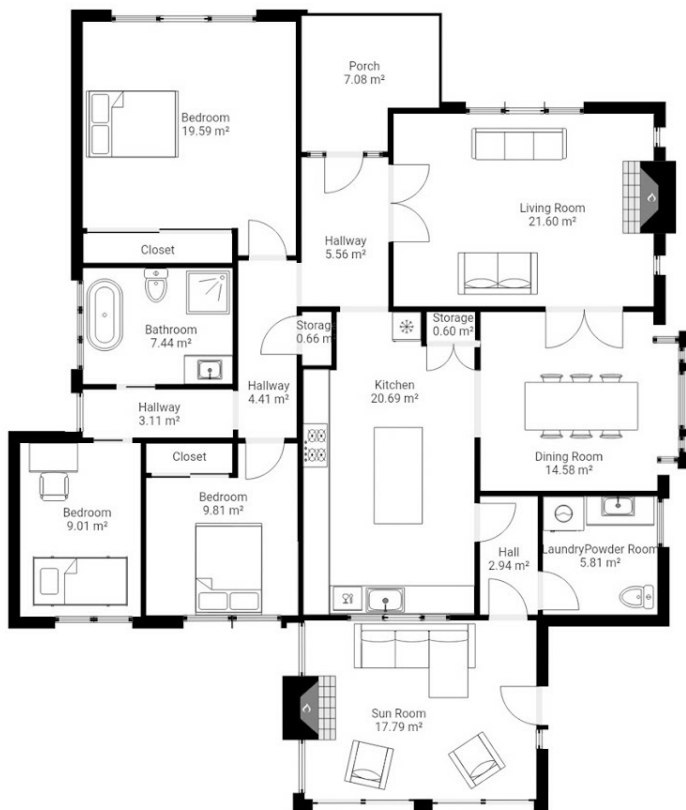
3 BED | 1 BATH | 0 CAR

PRICE:  
585000.00

OPEN FOR INSPECTION:  
N/A



**Christie Nelson**  
**0407812904**  
[christienelson@atrealty.com.au](mailto:christienelson@atrealty.com.au)  
[Christie Nelson Real Estate](#)



## 20 Smith St Leongatha

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. VENUS BAY PHOTOGRAPHY DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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.