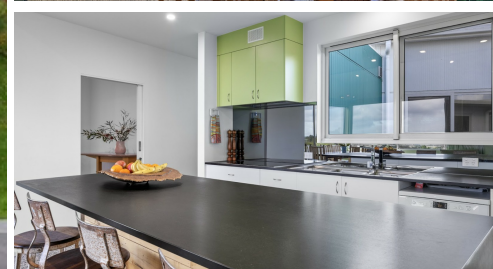


# 13 VERONICA COURT LEONGATHA



## FOR SALE

### INCREDIBLE RURAL OUTLOOK & CONVENIENCE OF TOWN LIVING.

The beauty of my job is that I am treated to viewing some of the most innovative and environmentally consciously designed homes, which are highly sought after by the most discerning buyers in our emerging world. This modern, family home is no exception and offers a variety of options for how it can be best utilised to suit a myriad of purchasers.

Situated in a quiet court on 1401m2 block, only a short walking distance to shops, kindergartens and day care centres, the home has been well designed to take in the beauty of the rolling hills of Gippsland from its expansive windows from the open plan kitchen, dining and living area, creating quite the rural experience in the heart of town. This central hub of the home is a great space for sharing meals at the breakfast bar or formal area and is also adjacent to a crafter's dream; the sewing room and the other side, an office!

Superb driveway access straight into the carport, allows for direct entry into the laundry and the home is all on one level inside. Featuring modern, hydronic heated, polished concrete floors, double glazing throughout, block out blinds, elec. Windows and a ventilation system for added energy efficiency and draft seals.

There are four bedrooms in total, with a second living area/home theatre or rumpus room well appointed to the bedrooms. A sliding door to the courtyard provides natural light and a lovely indoor/outdoor space. Those with young families will appreciate the practical, hard wearing design of the master bathroom, oversized shower, large bath and heated towel rack. The ensuite features a double shower and twin vanities for those busy 'getting ready for work mornings'.

If you are the creative type or have some nice toys to store, be ready to say "wow" as a phenomenal shed awaits. With 3 phase power, concrete floor and electric door, this whopper is 7m x 15.3m with a door clearance of 3.5m.

Not looking for the run of the mill 'cookie cutter home'? Well look no further than 13 Veronica Court, Leongatha. If you haven't discovered the area, Leongatha is located within close proximity to the Bass Coast, Wilson's Promontory, the incredible Great Southern Rail Trail, Arts Trails, wineries and lots more that our region has to offer. You'll love it!

\*Option to purchase neighbouring 1448m2 block This park-like setting can be land banked for now, utilised for a growing family or keen gardener coming into town from a larger parcel, and

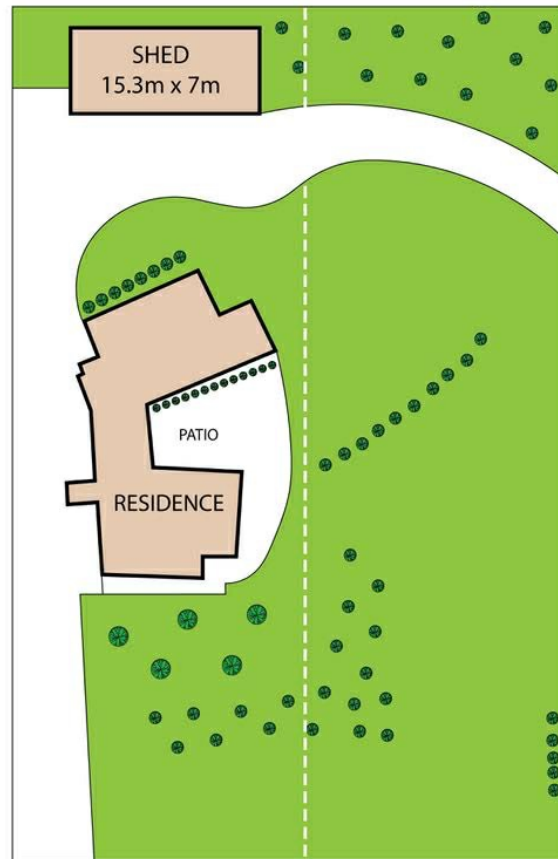
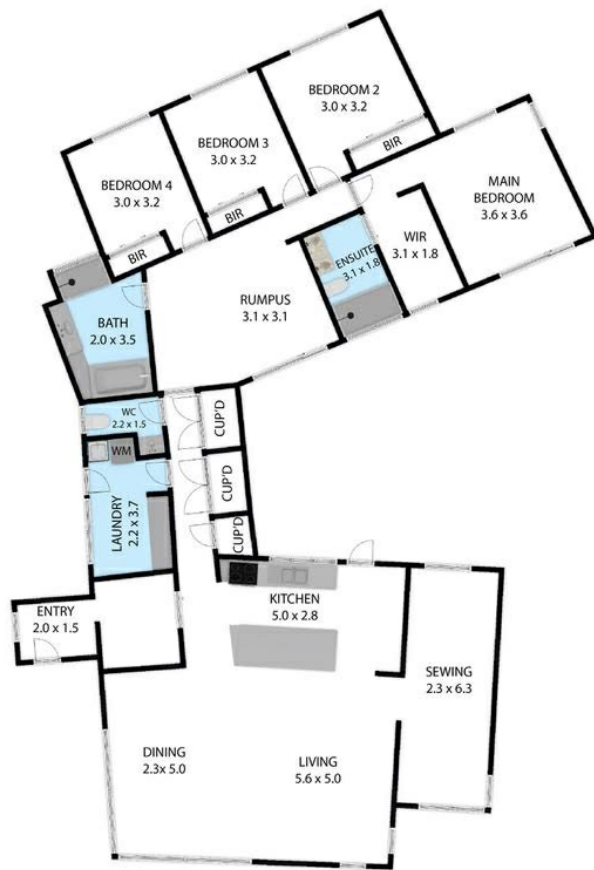
4 BED | 2 BATH | 6 CAR

PRICE:  
\$995,000

OPEN FOR INSPECTION:  
N/A



**Christie Nelson**  
**0407812904**  
christienelson@atrealty.com.au  
Christie Nelson Real Estate



### 13 & 14 Veronica Court, Leongatha, 3953

TOTAL APPROX. FLOOR AREA 227 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.