

# 16 GREENWOOD PARADE LEONGATHA



## FOR SALE

### TWO HOMES FOR THE PRICE OF ONE!

Is your home overflowing with growing teenagers or do you require a residence for a dependent relative? This is a unique opportunity to step into a property with two dwellings, opposite the rail trail and within close walking distance to all amenities.

The main home features 3 bedrooms + study and has a nice rural outlook from its elevated position. The main bedroom contains a WIR, ensuite and parent's retreat/2nd living area and the other two bedrooms each have BIR's and one R/C air con.

The timber kitchen provides generous storage, a dishwasher and is well appointed the spacious dining and living area with R/C air conditioning. Also with ample room for vehicle parking for when all this kids earn their 'P' plates, plus under house storage/workshop.

The second dwelling is sizeable and independent and boasts two bedrooms, a neat kitchen, meals and sizeable living area and combined bathroom and European laundry.

This home is a handy walking distance to schools, the CBD, medical clinic and the hospital plus with the beautiful Great Southern Rail Trail directly opposite, it makes traveling on foot or bike both practical and scenic.

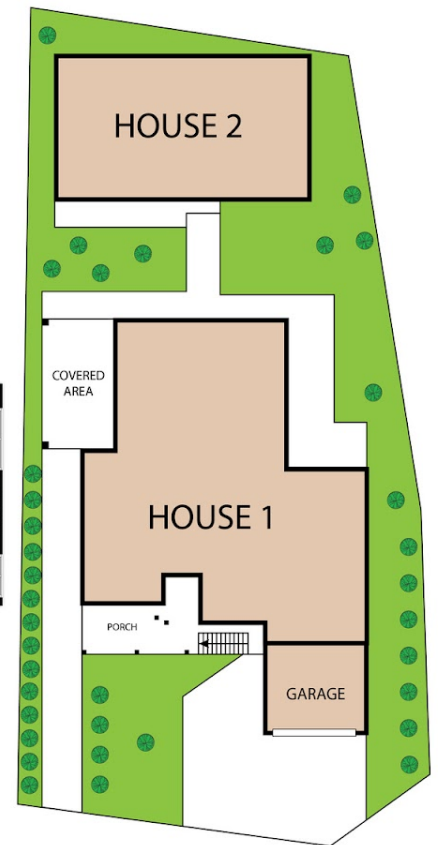
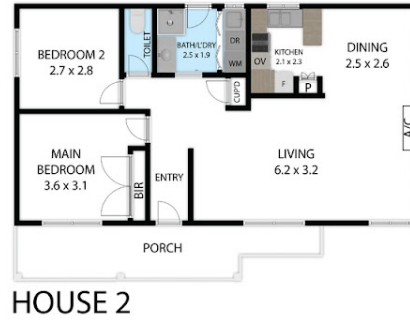
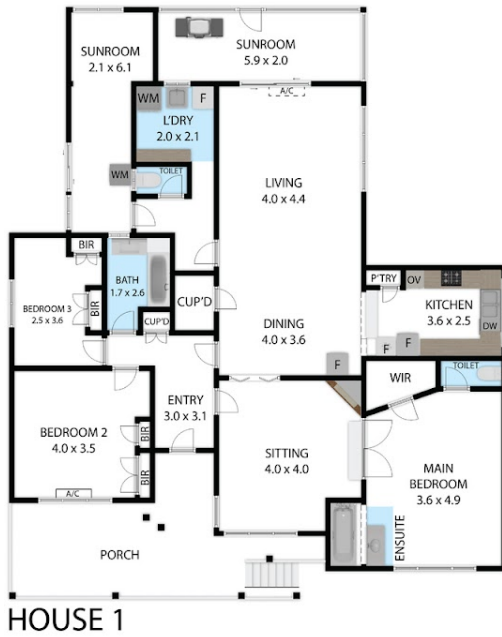
**5 BED | 3 BATH | 2 CAR**

**PRICE:**  
**\$520,000**

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



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16 Greenwood Parade, Leongatha 3953

TOTAL APPROX. FLOOR AREA 246 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.