

# 31 ROUGHHEAD STREET LEONGATHA



## FOR SALE

### POTENTIAL HERE; INVEST OR MOVE IN.

They just don't build them like they used to! This sturdy brick home has been enjoyed by its current owners for a number of years and they have loved the convenience of being able to 'just pop up to the shops' on foot and be centrally located for family and friends to drop in. The home is set back from the road and overlooks the delightful established gardens and is situated on a sizeable 821m2 block with rear lane access.

Enter the home via a lovely sitting room, ideal for enjoying a cuppa or reading a book. The lounge contains a R/C air conditioner and can be closed off from the remainder of the house to cosy up and watch TV whilst the kids are sleeping. The lounge is well appointed to the dining area, which is adjacent to the galley kitchen.

There are two bedrooms with BIR's plus a study space and tiled bathroom with separate shower and bath.

The backyard is very generous and allows plenty of room for gardens, play equipment, further shedding, vehicle storage or potential development in the future (STCA). There's a handy carport for van storage and a single car garage with some workshop space as well.

Being close to the shops, McIndoe Park, sporting facilities; whether you're looking to invest now and develop later or make your first step into the property market, here is a solid start.

Inspection by appointment.

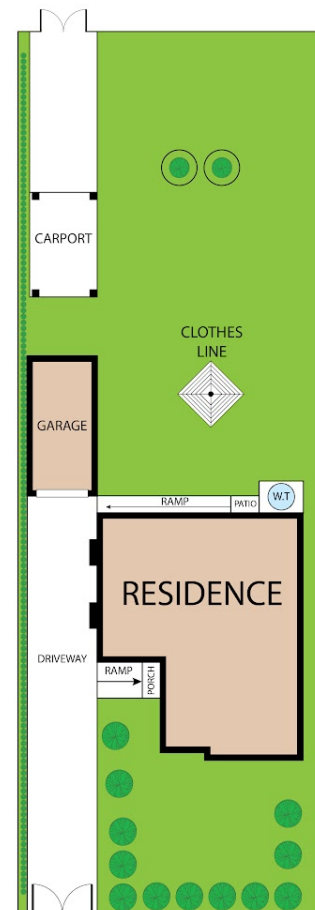
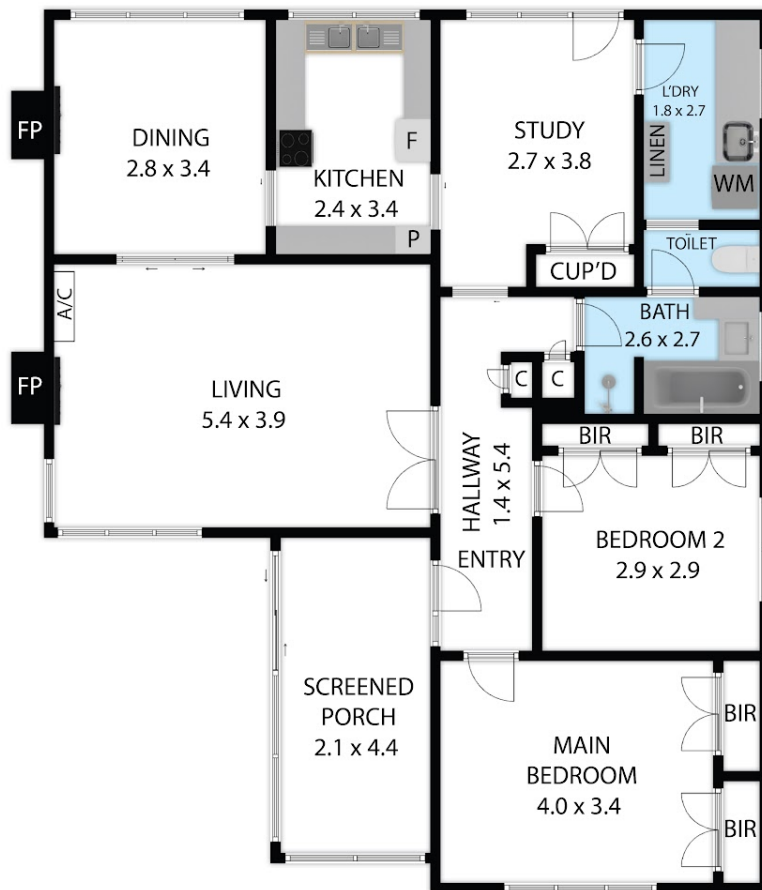
2 BED | 1 BATH | 2 CAR

**PRICE:**  
\$470,000

**OPEN FOR INSPECTION:**  
N/A



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31 Roughead Street, Leongatha 3953

TOTAL APPROX. FLOOR AREA 105 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.