

# 29 SHINGLER STREET LEONGATHA



## FOR SALE

### QUALITY FAMILY HOME WITH ALL THE WANTED FEATURES.

Your inspection of this immaculately presented home is invited to appreciate the size, quality and sought after features of this home.

Reputable local tradespeople have been part of the renovations in recent years and therefore quality abounds. The home is situated on a generous 953m<sup>2</sup> block and features a large, lined 6.3 x 9.7M garage with toilet, under-house storage and good access into the backyard for trailers, vans or small machinery.

The home has been designed with families in mind with four bedrooms plus a study nook. The first step inside showcases the high ceilings and hardwood floorboards and open plan design. The master bedroom is generous in size and has a WIR and large, tiled ensuite with oversized shower. Situated adjacent to a living area at the front of the home, this area can be utilised as a parent's retreat or is ideal for someone with a home therapy business.

The open plan living, dining and kitchen area are well designed and boasts a high-quality kitchen, WI pantry, North Facing aspect and deck overlooking the yard, plus a separate covered outdoor entertaining area.

The master bathroom is in excellent condition and contains a separate bath and shower and the laundry has also been updated with great storage.

If you're thinking about a home upgrade but renovation or building costs are daunting you; this is the place for your growing family or home business.

Other features to note:

- Ducted vacuum
- Ducted Natural gas heating
- R/C air con
- Solar HWS
- Vegetable planters
- Secure yard
- Rain water tanks, pumps to drinking water
- Re-painted & carpeted 2020

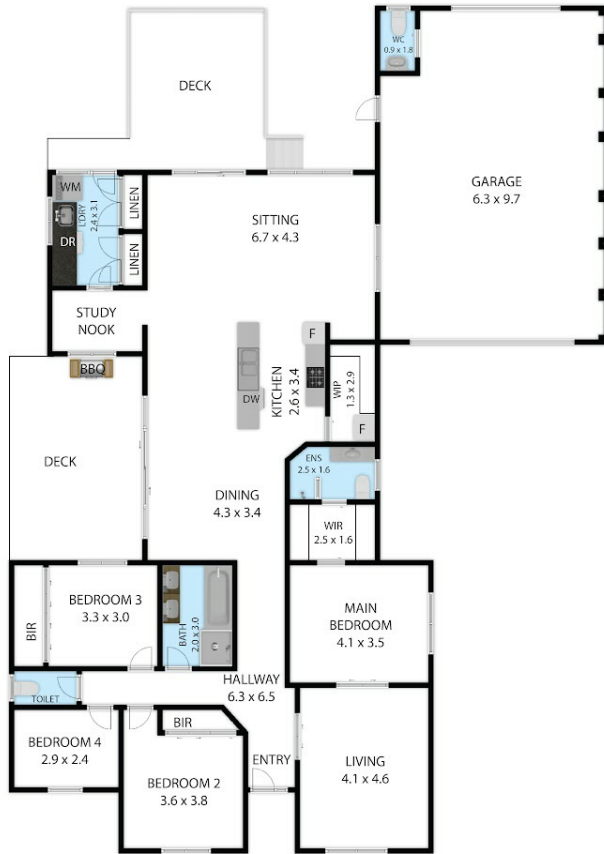
4 BED | 2 BATH | 3 CAR

PRICE:  
\$689,000

OPEN FOR INSPECTION:  
N/A



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29 Shingler Street, Leongatha 3953

TOTAL APPROX. FLOOR AREA 252 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.