

# 17 BRUCE STREET LEONGATHA



## FOR SALE

### BRUCE STREET BEAUTY

I'm proud to present this 'sweet gem' to the open market. 17 Bruce Street Leongatha is an extremely neat home located in a quiet area, within short walking distance to bustling cafes, supermarkets, The Great Southern Rail Trail and the fabulous new wine bar that showcases some of Gippsland's finest spoils.

The home has all of the hard work already done for those trying to enter the market at a certain price point and is sure to tick a lot of items off a wish list.

Open the front door and be greeted by the inviting, light-filled living area, fresh paint and polished hardwood floors that continue throughout most of the home. The L-shaped lounge can be utilised as living space as well as a formal dining area, being adjacent to the kitchen. This living area has a natural gas heater and new window furnishings.

The kitchen is brand new and awaiting the next owners to start baking or brewing a nice coffee to share with friends and serve at the breakfast bar. The kitchen also includes a pull-out pantry, s/s appliances, induction cook top, a dishwasher and is well appointed to the spacious second living area with R/C air con, new flooring, fresh paint and sliding doors to outdoor areas for the better-weather months. This area overlooks the secure back yard with single, LU garage.

The three bedrooms are situated in one end of the home and are handy to the updated laundry, toilet and renovated bathroom. The bathroom is stylish and boasts modern subway tiles, heated towel rack and a combined bath and shower, still sparkling like new.

The external and internal window furnishings have all be updated and external maintenance such as the spouting and roof have been well attended to, making this property very easy care and aesthetically pleasing.

A wide side gate allows access to the shed and the back yard for any projects, as well as providing a secure yard for children or pets.

Simply add your own furniture and enjoy!

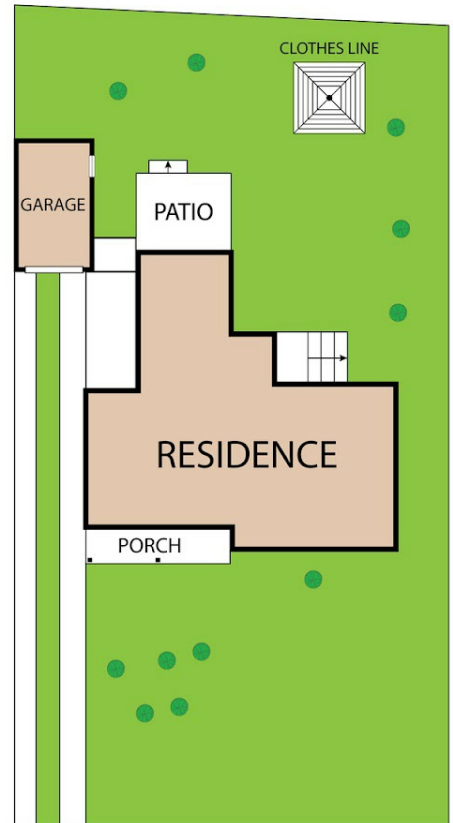
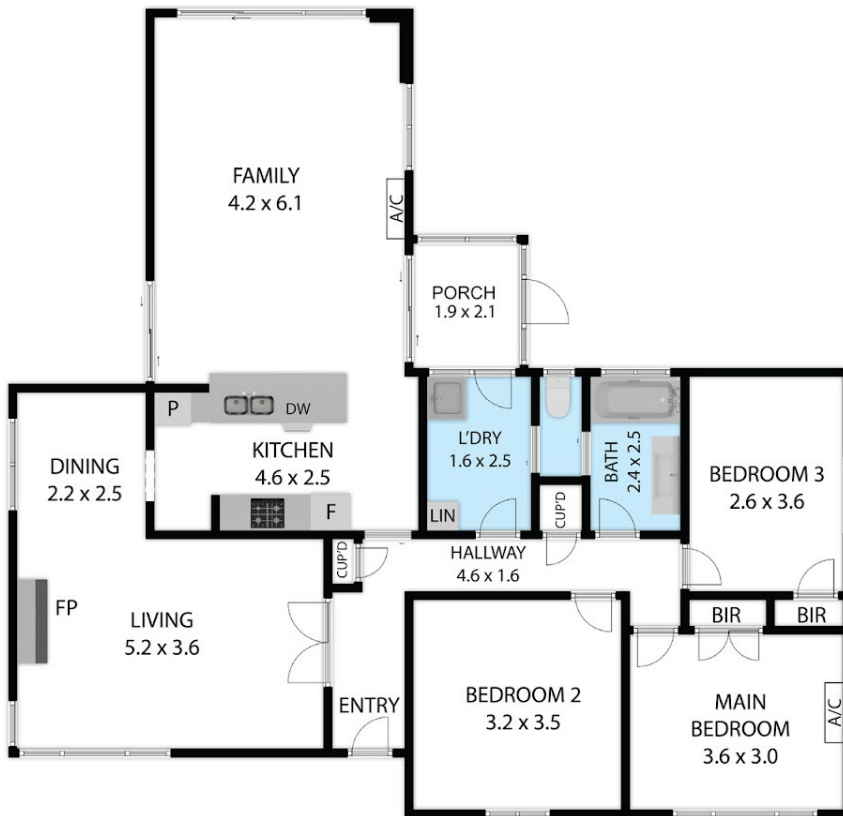
3 BED | 1 BATH | 1 CAR

PRICE:  
525000.00

OPEN FOR INSPECTION:  
N/A



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17 Bruce Street, Leongatha 3953

TOTAL APPROX. FLOOR AREA 122 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.