

8 BATE STREET, LEONGATHA, VIC, 3953



## FOR SALE

### LOOKING TO TAKE A LEAP INTO THE PROPERTY MARKET?

This three bedroom home is ideal for first home buyers or someone handy who is looking for a project to flip.

Located close to the rail trail, the property has a timber kitchen and dining area with sliding doors onto the deck, separate lounge with R/C, mobility-friendly upgrades to the bathroom, BIR's in two bedrooms and a handy mudroom/laundry at the rear of the home. The yard contains a stone BBQ area and a sizeable lock up garage and carport.

If you're ready to jump in and add your own touches to make this your own, contact Christie on 0407 812 904 for an inspection.

3 BED | 1 BATH | 1 CAR

PRICE:  
\$365,000

OPEN FOR INSPECTION:  
N/A



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Christie Nelson Real Estate



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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.