

32 BLACKMORE AVENUE, LEONGATHA, VIC, 3953



**SOLD**

## A VERY SOLID STARTER.

Yes, this home may need bringing up to date a little, but she was built back in the day when homes were built to last and is a solid first property! If you're looking to beat the rental rut or move away from those pesky parents, your inspection is invited.

The home features a lovely established front garden, neat and sizeable back yard plus dual access to two single lock up garages either side of the house.

There are three bedrooms with BIR's and some views of rolling hills from the elevated position.

The kitchen has good storage, a side by side hot plate and oven plus a R/C air conditioner.

A separate living area overlooks the garden and there's also a family/toy room space at the rear of the home that's handy to the back yard for indoor/outdoor living. Perhaps some potential here to create an entertaining area with sliding doors and a deck for those summer BBQ's with friends? The bathroom is well appointed to the bedrooms and contains a separate shower and bath.

The yard is secure and has some garden shedding and a water tank.

Located within close proximity to the rail trail, park and the centre of town, this is great place to begin your real estate journey.

**3 BED | 1 BATH | 2 CAR**

**PRICE:**  
**\$435,000**

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



**Christie Nelson**  
**0407812904**  
christienelson@atrealty.com.au  
[Christie Nelson Real Estate](#)



32 Blackmore Avenue, Leongatha, VIC, 3953

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.