

# 8 OGILVY STREET LEONGATHA



## FOR SALE

### BUILT TO LAST. GENUINE VENDORS MOVING ON.

Leongatha locals will know that back in the day, Jacko Miles built quality homes to withstand the test of time and 8 Ogilvy Street is no exception to this rule.

This quality brick residence exudes an understated elegance and warrants an inspection to appreciate the size, practical plan and homeliness this property can offer young families or those looking for walking distance to the CBD.

Step into a formal hallway to some gracious art deco styling, high ceilings and a choice of living areas. There are four bedrooms with BIR's and each are well appointed to the choice of two neat bathrooms; one with the bath and one with the shower.

The first living area is spacious, has a R/C air con, can be closed off from the rest of the home and is adjacent to the formal dining area or play room. The open plan kitchen, dining and living area at the rear of the home is a naturally lit space with large windows, R/C and sliding doors overlooking the generous, flat backyard. This is a high-quality timber kitchen with integrated dishwasher, 2-year-old Bosh oven, lots of storage and plenty of room for cooking up a storm whilst entertaining friends and family. The sliding doors open onto an outdoor entertainment area for Summer BBQ's.

There's a handy off-street parking space in the front yard, a concrete driveway beside the house and access to the yard with potential for further shedding (STCA) and the home also boasts ducted natural gas heating.

Situated within walking distance to the Great Southern Rail Trail, medical centres, bus Station, Community Market, CBD and the school precincts, you could just about throw away the car keys!

These are genuine vendors who will consider genuine offers. Contact Christie for an inspection on 0407 812 904, as this home warrants an inspection to be truly appreciated.

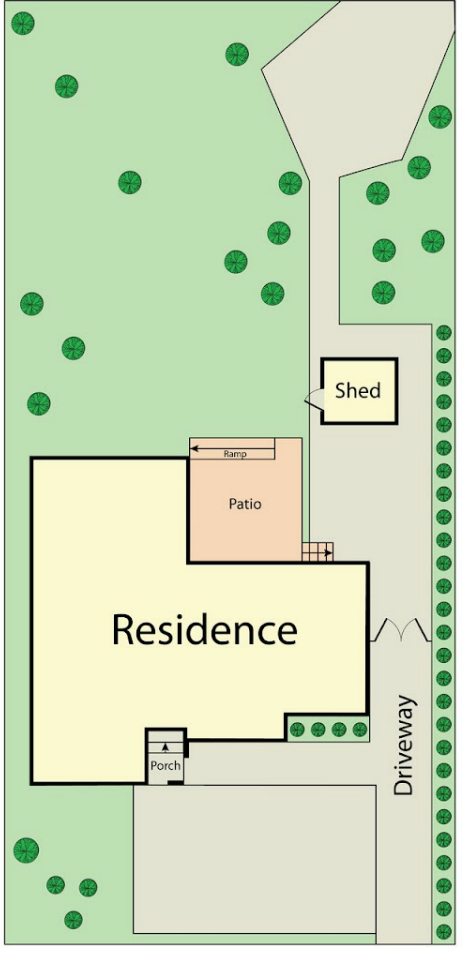
4 BED | 2 BATH | 0 CAR

PRICE:  
\$625,000

OPEN FOR INSPECTION:  
N/A



**Christie Nelson**  
**0407812904**  
christienelson@atrealty.com.au  
Christie Nelson Real Estate



8 Ogilvy Street, 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.

**Christie Nelson**  
**0407812904**  
christienelson@atrealty.com.au  
Christie Nelson Real Estate

