19 BLACKMORE AVENUE, LEONGATHA, VIC, 3953









FOR SALE

FAMILY HAVEN ON BLACKMORE AVENUE.

Situated within a stone's throw to the Great Southern Rail Trail, this is a lovely home for those looking to retire to the country and hit the trails. Nestled in the picturesque town of Leongatha, this charming three-bedroom home plus study, on Blackmore Avenue presents an outstanding opportunity in the heart of South Gippsland's educational, recreation and community hub. Set on a generous 722-square-metre block, this family-friendly residence combines modern comfort with practical living spaces.

Step inside to discover and truly appreciate the thoughtfully designed floor plan that blends functionality with style. Featuring high ceilings and decorative cornice, this is a delightful, naturally lit home with a lot of heart. The home features three well-proportioned bedrooms, including a spacious main with updated ensuite, while a second bathroom services the remaining bedrooms. Built-in wardrobes provide ample storage solutions throughout the home. The sizeable rear bedroom would make a great teenager's retreat or those with a live-in relative may like to utilise the mobility friendly rear access with separate entrance.

The open plan kitchen exudes storage and quality with lots of soft-closing drawers, glass splash backs, marble and stone bench tops, breakfast bar and electric cooking. This area is well appointed to the living area.

The plan allows for indoor/outdoor entertaining with a large composite outdoor deck with shade sail available. The front and rear yards are private and secure and the back yard has a handy, lock up shed for storage.

The laundry is sizeable, makes for a very functional "wet room" and has a toilet.

The interior showcases these impressive features:
• High Quality, new vinyl planks throughout. "Floorscore certified"
• Dedicated study space, perfect for work-from-home professionals or students
• 3 Split system air conditioners for year-round comfort
• Spacious lounge area for family gatherings
• Double carport

This property offers an enviable lifestyle where convenience meets community spirit. The monthly farmers market at the historic railway station adds local charm, while the Great Southern

3 BED | 2 BATH | 2 CAR

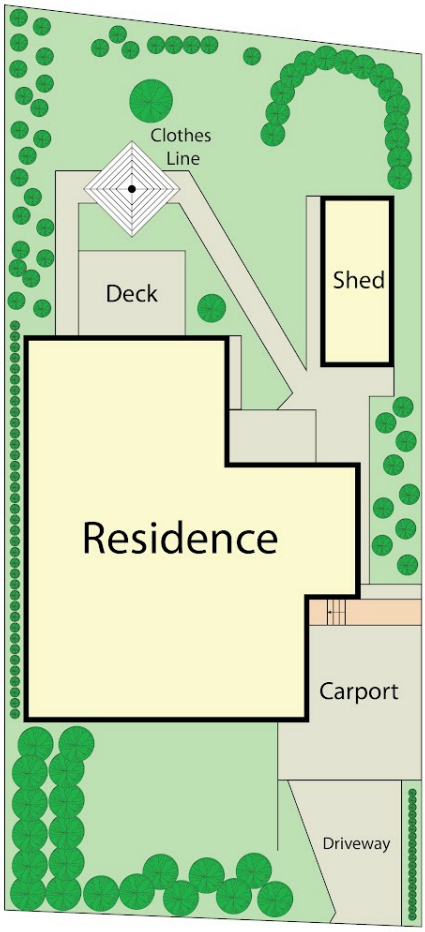
PRICE:
$650,000

OPEN FOR INSPECTION:
N/A



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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.

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