

55 LEONGATHA NORTH ROAD, LEONGATHA NORTH, VIC, 3953



# FOR SALE

## WHEN 'RUN OF THE MILL' JUST WON'T DO.

Here is a fabulous property that warrants the use of the cliché; "the ultimate escape to the country".

Situated only minutes from Leongatha on a sealed road, boasting stunning rural views and a unique 5 bedroom home on approx. 5 acres, there's a lot to love about Leongatha North. Whether you're looking for a weekend getaway, B & B opportunity or a sizeable home to raise your family and some livestock, there are some great possibilities available.

A big focal point of the home is the open plan kitchen, living and dining spaces that overlook the 10m solar heated swimming pool and spa. The kitchen features a butler's pantry with 600ml oven plus the main kitchen area has a delightful combination red gum and stone bench tops, dishwasher, 900ml oven and lots of storage. A double-sided gas fireplace provides ambience and warmth over the cooler months.

If you're an avid reader, the mezzanine landing is an amazing space to house your treasured texts and set up a workspace with Leongatha views. A great place to pen your memoirs or next best-seller!

The home can be segmented into two 'wings' essentially, which is ideal for families or accommodation. The master bedroom comprises of a WIR, ensuite, garden views via French doors and its own deck for morning cuppas in the sun. Each bedroom has its own landing, BIR's and are well appointed to the bathroom, living area and TV room, making this wing ideal for sharing the spaces within the home.

- \*Double Carport + 12m x 7m Shed
- \*Veggie patches
- \*Orchard
- \*Solar HWS
- \*Ducted R/C air con
- \*Double glazed windows
- \*Chook sheds
- \*3 Fenced paddocks & laneway

This is one of my favourite areas of Gippsland as it's boasts stunning rural views of undulating hills, proximity to town, useable small acreage and the opportunity to create the rural lifestyle you've always imagined.

Inspections are strictly by appointment only. Contact Christie on 0407 812 904 or conjunctional

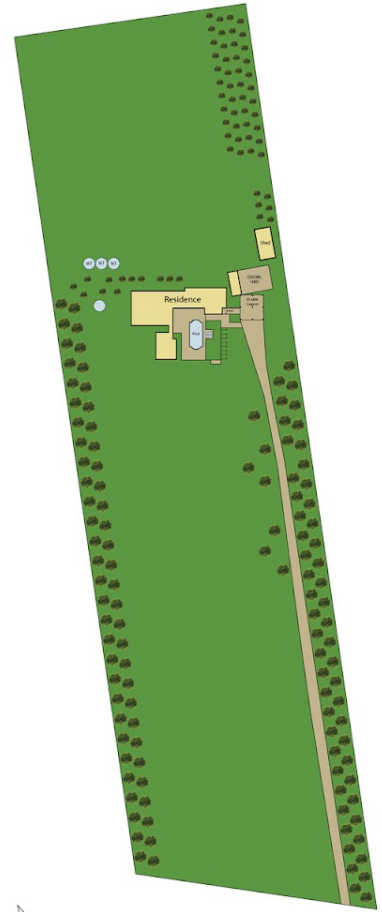
5 BED | 2 BATH | 5 CAR

PRICE:  
\$1,495,000

OPEN FOR INSPECTION:  
N/A



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This plan is a sketch all data shown is general only.  
All dimensions stated are approximate only and  
should not be taken as definite.

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.