

7/29-31 JEFFREY STREET, LEONGATHA, VIC, 3953



**SOLD**

## FANTASTIC STEPPING STONE.

Located in sought-after Jeffrey Street, this two bedroom WB & brick unit would make an ideal first home or start to your investment portfolio.

Situated at the back of a small complex and with a laneway and reserve at the rear, this is a privately located premises with potential to add some paint and polish and have yourself a funky little shack.

The two bedrooms have built in robes and the open plan living and kitchen area take in the delightful treed view of the reserve and boasts a R/C air conditioner.

The combined laundry and bathroom make for a practical use of space, as does the semi-external storeroom, which is great for garden tools and good ventilation for the dryer over the cooler months.

The fenced rear courtyard provides enough room for a BBQ, table and chairs and the front yard has a lovely garden area to enjoy and a carport for undercover vehicle parking.

Contact Christie on 0407 812 904 for an inspection as I suggest stepping inside to appreciate the sense of privacy and size this unit has to offer.

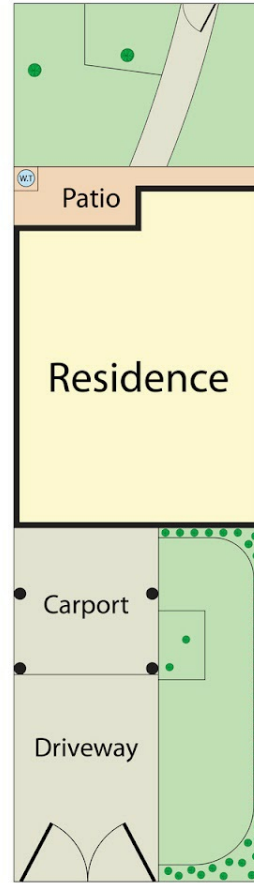
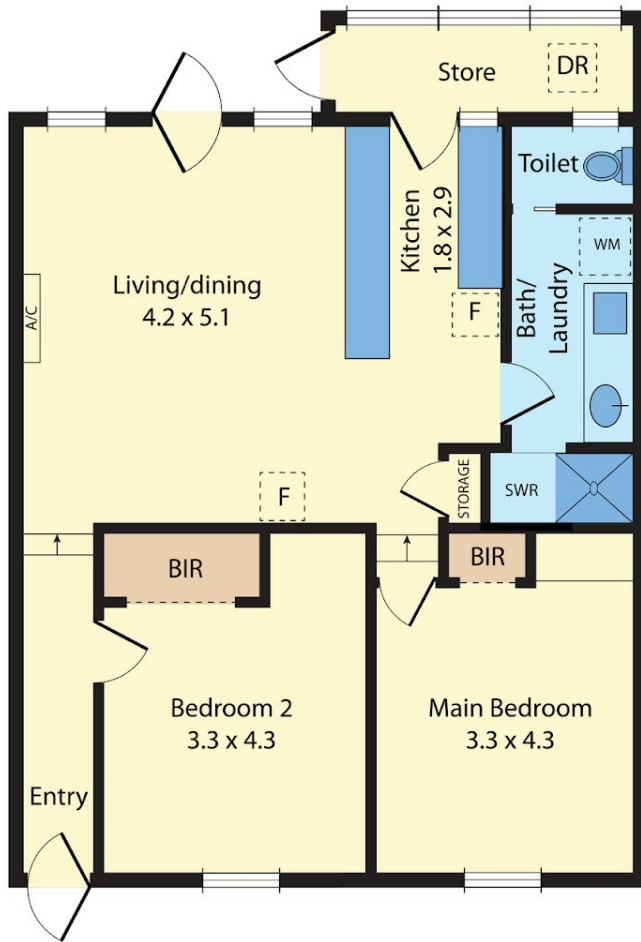
**2 BED | 1 BATH | 1 CAR**

**PRICE:**  
**\$340,000**

**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.