

28 HORN STREET, LEONGATHA, VIC, 3953



FOR SALE

A PRIVATE ESTATE WITH BOUTIQUE ACCOMMODATION & WEDDING VENUE POTENTIAL (STCA)

I consider myself very lucky for the opportunity to present some truly unique homes to the market, and 28 Horn Street, Leongatha is no exception. Commanding in presence, this well-constructed home is situated on a rare 3445m2 corner block, with school precincts, sporting facilities, rail trails and the heart of town all within handy a walking distance. Those new to Gippsland will appreciate the feeling of space, elevated views and an enjoyable lifestyle this area has to offer.

The home is surrounded by a park-like setting and provides a delightful combination of fruit trees (including an avocado), established vegetable patches, chook pen, a variety of ornamental trees and seasonal plants plus garden shedding. There's even a tennis court area that would make the ideal space for children's play equipment, basketball matches, tennis of course, or is a good, level space to be utilised for other purposes, such as a secure area for pets, more raised garden beds, storage solutions or additional shedding (stca).

This home has been meticulously maintained from the repointed roof, to the high-quality flooring throughout including polished timber boards and high-end carpet you'll want to take your shoes off and walk on.

The home is sizeable and the choice is yours as to whether you reside upstairs or downstairs in terms of choice of master bedroom. The downstairs bedroom has an ensuite and BIR's and would also make a nice guest room or for a live-in relative. Leading up an impressive stairway, the second storey features three bedrooms, with the largest room boasting a spacious walk-in-robe/dressing room, and built-in robes servicing the remaining bedrooms. The tiled master bathroom is aesthetically pleasing, as well as practical with a separate bath and shower and double basins.

The living areas each take in the garden views and those who enjoy entertaining will appreciate the choice of a large formal dining/living area, atrium-style meals area, naturally lit sunroom, plus the spacious formal living room overlooking the front garden. The kitchen is also high quality and boasts Caesar stone bench tops, induction cook top, double oven and good storage. Heating and cooling options include two R/C air conditioners, ducted natural gas heating and a free standing gas heater.

There is a handy drive-through driveway due to the corner location and a lock up car garage provides vehicle storage plus a sizeable loft.

4 BED | 2 BATH | 1 CAR

PRICE:
\$1,195,000

OPEN FOR INSPECTION:
May 9 at 11:00am - 11:30am



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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.