



**SOLD**

## ATTENTION FIRST HOME BUYERS AND DOWNSIZERS

Situated in a quiet court in Leongatha, this well-maintained four-bedroom home offers plenty of future potential on a generous 730m<sup>2</sup> block. With the park at the end of the court and the rail trail and town centre within walking distance, the location delivers convenience and lifestyle in equal measure.

Inside, the home offers a seamless flow between the lounge and dining areas, creating a relaxed setting for everyday living. The functional kitchen features white cabinetry, a blue laminate bench-top, an induction cook-top, and an electric oven. You'll stay comfortable year-round with ducted gas heating in winter, reverse-cycle air conditioning in summer, and ceiling fans in all four bedrooms. Three of the bedrooms include built-in robes, while the home also provides a central bathroom with separate shower and bath, plus a handy powder room.

Outside, a mix of sheltered and open-air spaces makes outdoor living easy, with a pergola and BBQ area, a flat lawn for kids and pets, and a second undercover sitting area. The garden beds offer scope for those wanting to add their own touch. Car accommodation and storage are well covered with a single lock-up garage, carport, and workshop, and the fully fenced yard adds peace of mind for families.

Tidy and roomy, this property presents an appealing opportunity in a sought-after pocket of Leongatha.

Inspections strictly by appointment only.

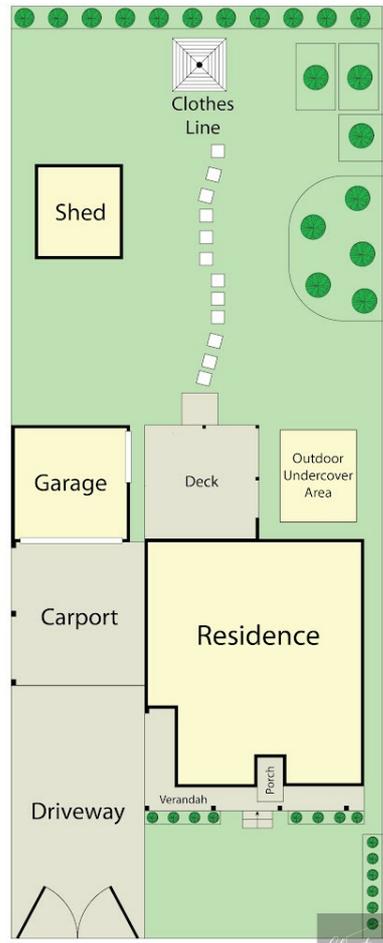
**4 BED | 1 BATH | 2 CAR**

**PRICE:**  
\$530,000

**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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