

12B BRUCE STREET, LEONGATHA, VIC, 3953



## FOR SALE

### QUALITY BUILT 4 BEDROOM HOME IN THE HEART OF TOWN.

Ideal for those looking to downsize external maintenance without compromising on the living and bedroom space, this attractive, modern home is set on 349 m<sup>2</sup> and boasts a lot of wanted features. The residence offers four bedrooms, two bathrooms, double garage, double glazing throughout and plenty of space to spread out throughout the home.

The downstairs master bedroom offers air conditioning and ceiling fans, includes an ensuite which also doubles as facilities for the main living area. The open-plan kitchen, living and dining area is bright and practical. The kitchen features stone benchtops, a breakfast bar, stylish stove and walk-in pantry.

Large sliding doors open the living space out to an outdoor entertaining area, making it easy to move between inside and out; ideal for everyday living or entertaining guests.

Upstairs are three more bedrooms, all offering walk-in robes for added storage. One of these bedrooms includes a split-system for heating and cooling, plus ensuite access to the main bedroom. The ensuite is well sized, with a double vanity, oversized shower and toilet. The option exists to make your choice of the master bedroom being either upstairs or downstairs, as both are well serviced by the bathrooms.

This is a spacious, well-designed townhouse built by a quality local builder, situated in a location that's hard to beat.

Inspection with a minimum of 48 hours notice is required. Please contact Skye Clothier on 0498 136 161 or Christie Nelson on 0407 812 904.

4 BED | 2 BATH | 2 CAR

PRICE:  
\$715,000

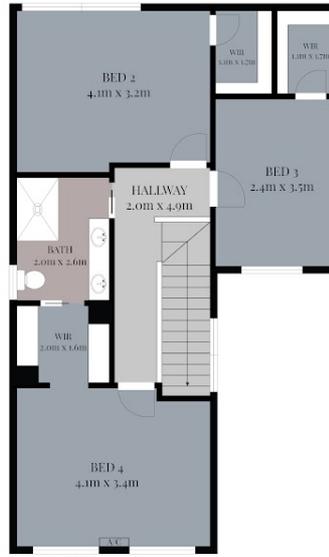
OPEN FOR INSPECTION:  
N/A



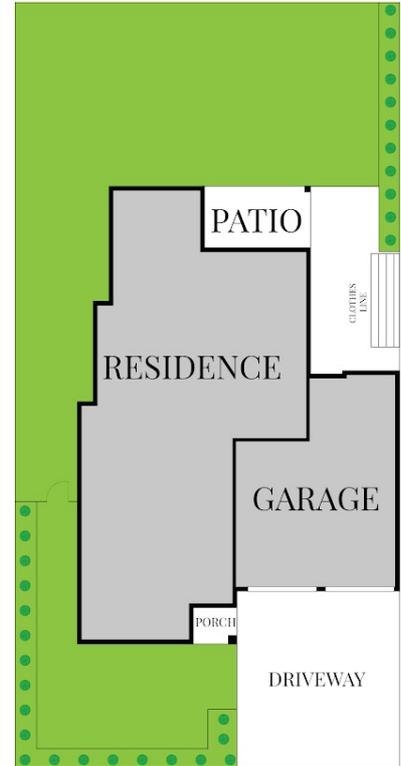
**Christie Nelson**  
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Christie Nelson Real Estate



GROUND FLOOR



FIRST FLOOR



## 12B Bruce Street, Leongatha

This floor plan is for illustrative purposes only and no warranty is given accuracy. Purchasers are advised to carry out their own investigation.

For more information contact Ray White Leongatha

15 Bair St, Leongatha | 5662 5800



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.