

102 BROWN STREET, LEONGATHA, VIC, 3953



FOR SALE

THE PERFECT "SET AND FORGET" PROPERTY.

If you're an "empty-nester" searching for a low-maintenance property in the heart of town but aren't quite ready for the total down-size to a unit or townhouse, this high-end home could be just the one for you.

This stunning modern residence has been thoughtfully designed to take full advantage of the block and its' hard-to-find location; just a short walking distance to the heart of town, early learning centres and park (perfect for when the grandchildren come to visit). I encourage you walk through this home to truly appreciate the quality build and ultra-modern design elements that make this a very easy property to reside, enjoy and entertain in.

The residence is only a few years young and is a contemporary combination of brick, dado, polished concrete features and warm furnishings that work together to blend seamlessly to create a living environment that is both stylish and practical.

Entry is via either the double garage with remote door, the commanding timber front door or from the Ella Court side of the house. From either of these entry points, the naturally lit kitchen, dining and living area will grab your eye. Spacious in design, open plan and featuring stone bench tops, stylish lighting, induction cooking, self-cleaning oven and a generous butler's pantry; this is a striking space that sure to be well-utilised. Huge double-stacking doors open onto the deck and the outdoor space with a magnificent, low maintenance treed area. The home is all-electric, and a reverse cycle air conditioner cools the home whilst a solid fuel heater warms over winter. The home is double glazed and insulated throughout, making heating and cooling very efficient. The master bedroom contains a ceiling fan, WIR and ultra-modern ensuite with twin sinks and frameless shower.

The remaining two bedrooms are separate from the master bedroom and have BIR's, ceiling fans and are well-appointed to the study with BI desk, and the master bathroom with a gloriously deep bath and no-step shower.

The yard is secure for pets or children and provides adequate space for entertaining, veggie patches or establishing further gardens if you have a green thumb.

This is a great "set and forget" home if you're looking at hitting the road, sky or ship whilst heading off on adventures, leaving the worry of a having a high maintenance home behind.

3 BED | 2 BATH | 2 CAR

PRICE:
\$830,000

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.