

2/39 PEART STREET, LEONGATHA, VIC, 3953



# FOR SALE

## LEAVE THE CAR AT HOME!

Enjoy the comfort and convenience of this well-presented brick unit, perfectly positioned within an easy, flat walk to the CBD. Designed for low-maintenance living, the home offers two comfortable bedrooms, an open-plan kitchen, dining and living area, including a reverse-cycle for both heating and cooling. The bathroom is practical and well-appointed, featuring a separate shower, bathtub and vanity, while the single lock-up garage with remote door, provides secure parking with direct access to a private, easy-care courtyard—ideal for enjoying a morning coffee or a little gardening without the upkeep of a large yard. Whether you're looking to downsize, retire or simply enjoy a relaxed lifestyle close to shops and services, this neat and tidy unit is one not to miss.

Inspection by appointment. Ph: (03) 5640 2814

**Disclaimer:** While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this information. Any photographs show only certain parts of the property as they appeared when taken. Areas, amounts, measurements, distances, and all other numerical information are approximate only. Note: Every care has been taken to verify the accuracy of the details in this advertisement; however, we cannot guarantee its correctness. Prospective purchasers are requested to take necessary action to satisfy themselves with any pertinent matters.

2 BED | 1 BATH | 1 CAR

**PRICE:**  
\$425,000

**OPEN FOR INSPECTION:**  
N/A



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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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