

57 JEFFREY STREET, LEONGATHA, VIC, 3953



FOR SALE

SPACIOUS FAMILY HAVEN IN HEART OF SCHOOL PRECINCTS.

If you're looking for a home with "great bones" and a sought-after location within walking distance to schools, this sturdy brick home could be the one for you.

The thoughtfully designed floor plan features three generous bedrooms, including a master suite with ensuite and built-in wardrobes for optimal storage. Two well-appointed bathrooms service the home, while dual living areas (or the option for a third) provide flexibility for both formal entertaining and relaxed family gatherings. The reverse cycle air conditioning ensures year-round comfort throughout the home.

Outdoor living is taken care of, with a covered entertainment area perfect for hosting family barbecues and social gatherings. The fully fenced 1,097 square metre block provides privacy and security, ideal for children and pets to play safely, plus there's additional scope for the creation of chook pens, cubby houses, entertaining areas or extra shedding.

Vehicle accommodation is excellently catered for with a double garage plus additional double carport, ensuring ample space for the family cars.

Located in Leongatha's desirable tree-lined Jeffrey Street, you'll enjoy easy access to the town's excellent educational facilities. The area serves as a major educational hub for South Gippsland, featuring multiple primary schools, secondary colleges, and specialist education options. Families will appreciate the proximity to quality childcare centres and kindergartens, making the morning school run a breeze.

Recreation enthusiasts will love the proximity to the Great Southern Rail Trail, perfect for cycling, walking, and horse riding adventures through the scenic South Gippsland landscape. The town's comprehensive sporting facilities cater to every interest, from golf courses to swimming facilities at the local YMCA complex.

Whether you're looking to step into your first home, move into town from a larger holding, seeking a tree-change from city life, or wanting to establish roots in a community-focused environment, this Jeffrey Street property delivers on every level. The combination of practical features, generous space, and prime location creates an opportunity that reflects both quality and

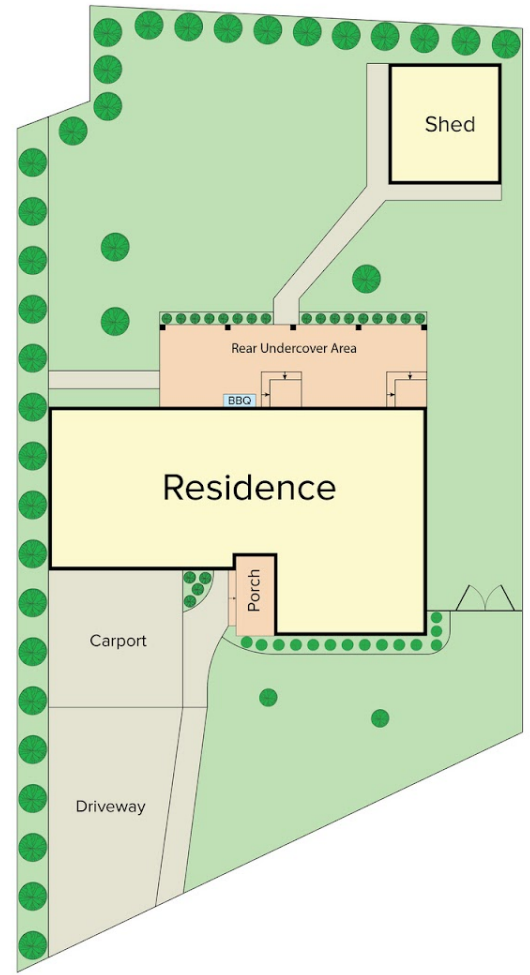
3 BED | 2 BATH | 4 CAR

PRICE:
\$639,000

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.