

45 PARR STREET, LEONGATHA, VIC, 3953



FOR SALE

READY TO OWN YOUR FIRST HOME?

Break the rent cycle and enjoy your own piece of real estate with this neat home situated in a handy location.

The thoughtfully designed layout features two comfortable bedrooms with built-in wardrobes providing excellent storage solutions. The master bedroom has a sliding door opening onto views and the deck. The single bathroom services the home efficiently, while the welcoming lounge and formal dining area creates the ideal space for relaxation and family gatherings and overlooks the garden and elevated view. Year-round comfort is assured with reverse cycle air conditioning, ensuring the home remains pleasant regardless of the season.

- Fully fenced property providing privacy and security
- Charming balcony perfect for morning coffee or evening relaxation
- Built-in wardrobes in bedrooms maximising storage space
- Reverse cycle air conditioning for year-round comfort
- Walking distance to Schools
- Easy access to the Great Southern Rail Trail for cycling and walking
- Solar panels

The true gem of this property lies in its magnificent outdoor space, where an established garden showcases mature fruit trees that will delight any green thumb.

This is a great little starter for those looking to step into the market for the first time.

Contact Christie or Skye for an inspection.

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

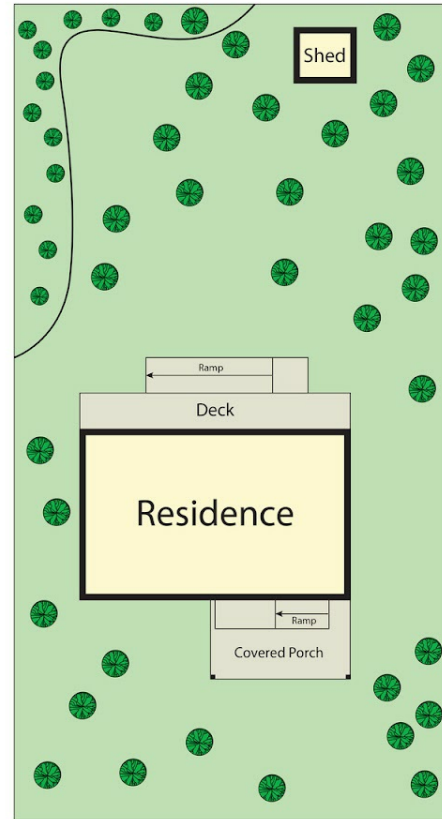
2 BED | 1 BATH | 0 CAR

PRICE:
\$420,000

OPEN FOR INSPECTION:
Jun 20 at 12:00pm - 12:30pm



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Christie Nelson Real Estate



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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.

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