27 BROWN STREET, LEONGATHA, VIC, 3953









FOR SALE

A STURDY STARTER.

Here is a great place to start your 'bricks and mortar' investment journey. Whether you're looking for home to call your own or a low maintenance residence to lease out, this home could suit your needs.

Step inside to appreciate the generous design, open plan living and practical use of space throughout. There are three sizeable bedrooms with BIR's and a choice of which one you prefer to call your master bedroom. You could either choose an elevated outlook from the front one, a little more cupboard space in the middle room, or use the rear bedroom as a parent's retreat with sitting/living area and utilise the main bathroom as an ensuite.

The lounge at the front of the home is naturally lit and has a pleasant outlook over homes and some hill-views. A gas log fire and
R/C air conditioner accommodate heating and cooling needs. The neat kitchen features plenty of storage, a dishwasher and electric cooking.

Direct access into the home from the single garage with remote door, is a handy feature for unpacking shopping and getting children in and out of the car undercover.
Speaking of children; the yard is secure and the property is located within a short distance from childcare facilities and kindergartens.

This home is ready for its' new owner to move in and enjoy and your inspection is invited.

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.

3 BED | 1 BATH | 1 CAR

PRICE:
$498,000

OPEN FOR INSPECTION:
N/A



Christie Nelson
0407812904
christienelson@atrealty.com.au
Christie Nelson Real Estate



27 Brown Street, Leongatha, VIC, 3953

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.

Christie Nelson
0407812904
christienelson@atrealty.com.au
Christie Nelson Real Estate