

38 GREENWOOD PARADE, LEONGATHA, VIC, 3953



## FOR SALE

### CHARMING HOME WITH A LOVELY FEEL AND PRIVATE LOCATION.

Situated in an elevated position, overlooking the delightfully treed rail trail, an inspection of this property is sure to please.

This well-maintained Hardi-plank home features three bedrooms with a generous amount of storage space throughout. The living area and deck are at the front of the property and take in the pleasing outlook. The home provides the option of a R/C air conditioner and wood fire and has a heat-pump HWS and roller shutters on the front windows.

Both the kitchen and bathroom are very neat and a second area adjacent to the bedrooms, could be utilised as a sitting room, play area or home office.

The yard is secure and features dual driveways for those with multiple vehicles and one side offers a carport. A lock up workshop with power provides handy storage for bikes, mowers and any other bits and pieces, whilst a small garden shed is available for the smaller items.

This a great home for young families looking for their first home or for those simply looking for a quiet spot to live, not far from all town amenities.

Contact Christie on 0407 812 904 or Skye on 0498 136 161 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 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.

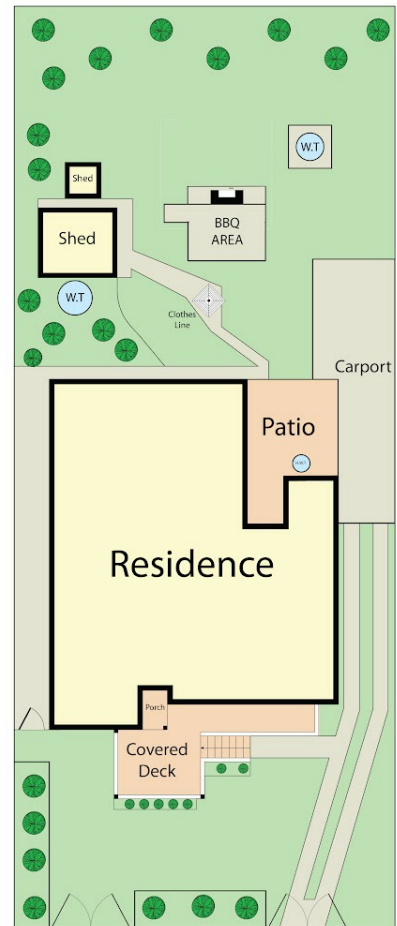
3 BED | 1 BATH | 1 CAR

PRICE:  
\$480,000

OPEN FOR INSPECTION:  
Jul 4 at 11:00am - 11:30am



**Christie Nelson**  
**0407812904**  
christienelson@atrealty.com.au  
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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