

108 BROWN STREET, LEONGATHA, VIC, 3953



## FOR SALE

### CHARMING BRICK HOME IN HEART OF LEONGATHA.

Situated only a flat, skip and a jump to the centre of town plus parks and Early Learning Centres, this neat three bedroom home has loads of appeal.

In an elevated location, with views of rolling green hills, the living area is in a prime position at the front of the home to take in these country views. Sizeable windows allow for the natural light to flood in. The residence has received some updates such as modern floor coverings, window furnishings, light and neutral paint colours and a very practical new kitchen/ dining area with good storage and bench space. A reverse cycle air conditioner services the home's heating and cooling needs.

A handy utility room at the rear of the home provides undercover access to bring shopping in from the car and directly into the kitchen. The three bedrooms each have built in robes and are well appointed to the tiled bathroom with separate shower and bath.

The back yard is sizeable and allows lots of space for pets, children, veggie planters and has even housed chickens once upon a time. A double lock up garage with concrete driveway directly to the doors, makes for a great workshop or housing your vehicles securely.

If you're a first home buyer or a young family looking to break the rent-cycle, please contact Christie or Skye to organise 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

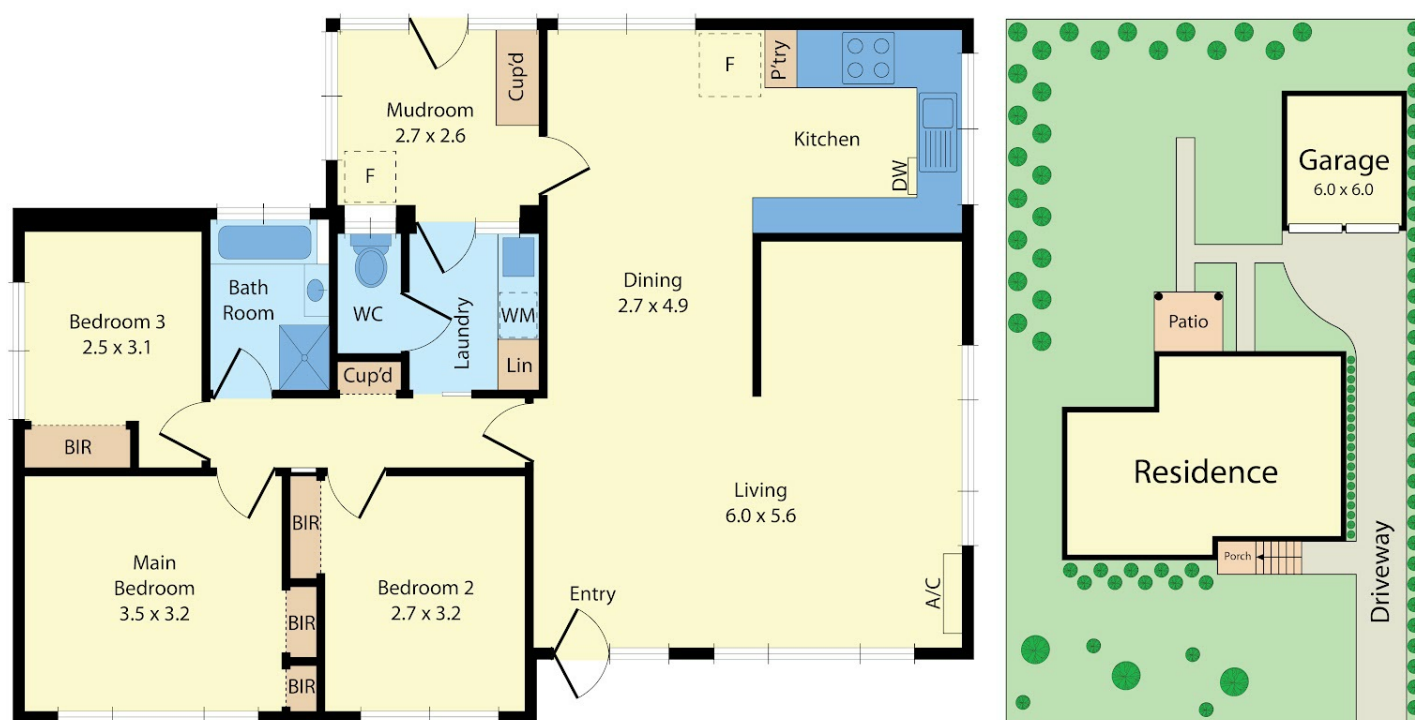
3 BED | 1 BATH | 2 CAR

PRICE:  
\$579,000

OPEN FOR INSPECTION:  
N/A



**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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