12 A BRUCE STREET, LEONGATHA, VIC, 3953









FOR SALE

WHEN LOCATION COUNTS!

Located in the heart of town, this well presented four-bedroom residence at 12 A Bruce Street offers an enviable lifestyle in one of South Gippsland's most vibrant townships. Walking distance to all amenities, this thoughtfully designed across two levels and set on an easy-care, 392 square metre allotment, this home delivers the perfect balance of contemporary family living and low-maintenance convenience.

Step inside to discover a beautifully appointed interior featuring four sizeable bedrooms, including a downstairs master suite, complete with ensuite and walk in wardrobe. The remaining three bedrooms also benefit from walk-in storage, ensuring ample space for growing families or guests, as well as the well-appointed upstairs bathroom. Three reverse cycle air conditioners provide the home's cooling needs and is heated by a ducted, natural gas heating system.

The kitchen, dining and living space is generous and feature a WI pantry, dishwasher, breakfast bar and sliding doors onto the covered entertainment area. There is direct access from the double garage with remote door into the home via the laundry, which is very practical for bringing the shopping inside. That's if you need to! Aldi and IGA are right at your doorstep for added convenience.

The home's thoughtful design extends outdoors, where you'll find:

• A fully fenced yard providing security and privacy
• Remote double garage offering secure parking and additional storage
• Outdoor entertainment area perfect for year-round gatherings with family and friends
* Solar panels

This really is a home where you could say good bye to your car or at least one of them perhaps, as it's located a stone's throw from thriving cafes, supermarkets, the gym, the Great Southern Rail Trail, as well as medical facilities.

Contact Christie or Skye to book an inspection by appointment only.

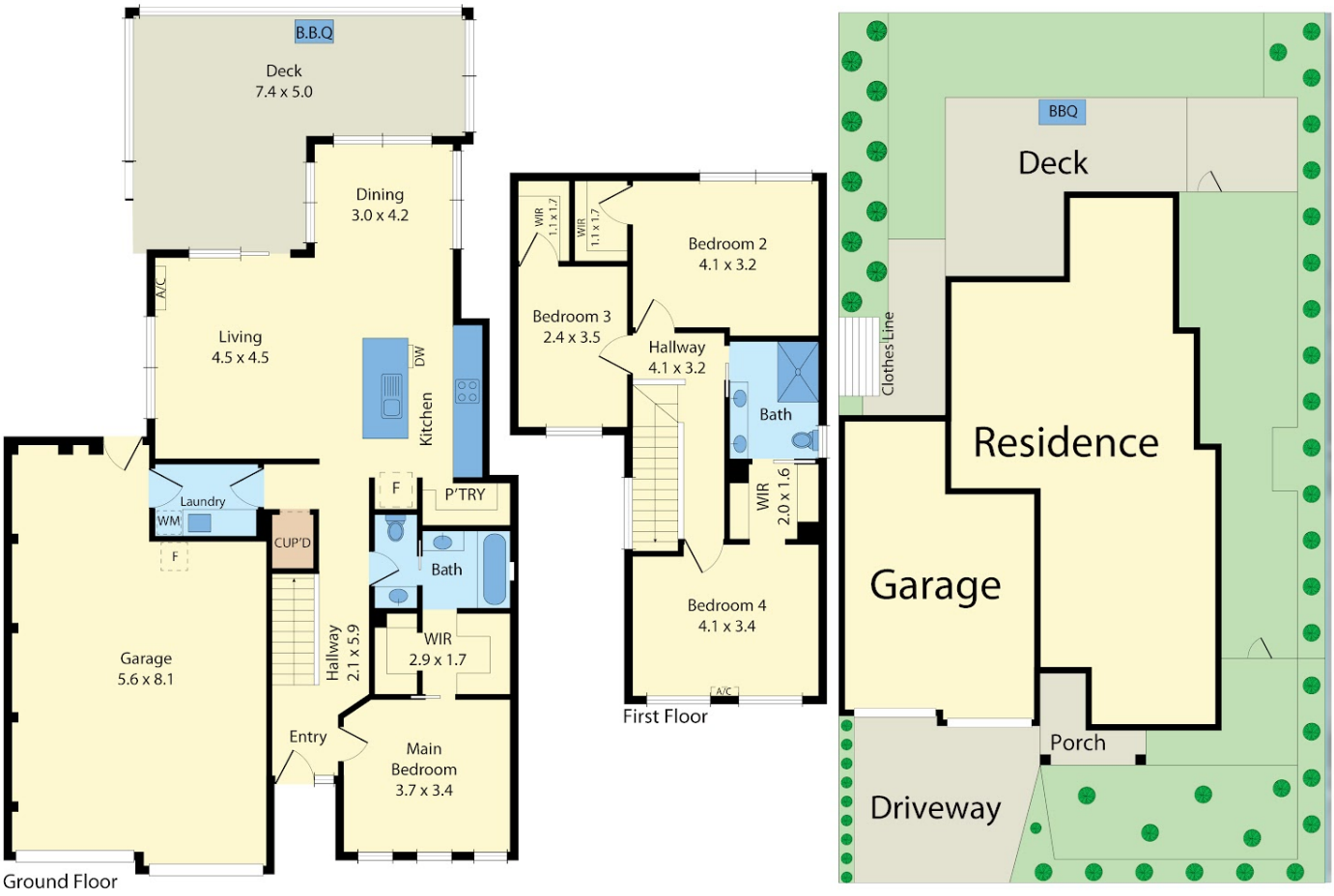
4 BED | 2 BATH | 2 CAR

PRICE:
$759,000

OPEN FOR INSPECTION:
Nov 14 at 11:00am - 11:30am



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Christie Nelson Real Estate



12 A Bruce St, 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.

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