

# 3 Ritchie Street, Leongatha, Vic 3953

## House For Sale

Monday, 11 March 2024



3 Ritchie Street, Leongatha, Vic 3953

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 682 m2

Type: House



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**\$795,000**

Alex Scott Leongatha are privileged to be offering this beautiful, underrated country cottage with history and charm in a central valuable location. Humble beginnings as a simple cottage, updates over time and an extension of the home evolved 3 Ritchie Street into a peaceful and homely space. Within the home the attention to detail is second to none with the authentic original features becoming the inspiration for the addition to the rear. Arriving at the property you are greeted by the freshly painted exterior set behind an established hedge which provides privacy from the street. Entering the home through the solid timber door your eye is drawn down the central hallway to the light filled living space that incorporates windows that overlook the rear yard. The master bedroom branches off the hallway, is spacious in size and features an ensuite and walk in robe. The three remaining bedrooms are a good size with the front room highlighting a disused open fireplace and the third room containing built in robes with all serviced by a roomy family bathroom. Set in the original part of the home is the formal living area and/ or study space that provides ambience by the wood fire heater which is ideal for those cold winter nights. The open plan extension allows the house to flow from the kitchen to the dining area to the comfortable living area which leads to the deck through French doors for ease of entertaining and enjoyment of the private and low maintenance gardens. Completing the home is the walk-in pantry adjacent to the kitchen and the laundry room which has direct access through to the carport. High ceilings, timber floorboards, decorative plaster and sash windows compliment the charm and history of the home. Enjoy the traditional period features including weatherboard exterior, with the benefit of modern amenities like the vaulted ceiling to the open plan area, gas ducted heating throughout the home with the ease of reverse cycle system and 2x wood fire heaters. Key features include: Rear lane access from Hardy Lane Landscaping with mature plants and trees Plenty of under house storage Access down the side of the house Carport to the front of the home providing off street undercover parking Garden shed with room to build a larger shed (STCA) Only a short minutes' walk to the heart of town with all the amenities that Leongatha has to offer close by. Opportunities like these in a location like this is rare, we would love to invite you through for a private inspection. Please contact the friendly sales team at Alex Scott & Staff Leongatha today. Disclaimer: Whilst every care has been taken in preparing the above information, it is to be used as a guide only. Please refer to the appropriate legal documentation to complete your due diligence.