

# 30 Koonwarra Road, Leongatha, Vic 3953



## House For Sale

Friday, 17 May 2024

30 Koonwarra Road, Leongatha, Vic 3953

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 1122 m2**

**Type: House**



Irene Walker

**\$595,000**

For the shed enthusiast, here is a rare gem conveniently located within an easy walking distance to the park, medical clinic, rail trail and a short walk to the shopping precinct of Leongatha. Set on a spacious 1122m<sup>2</sup> block, you have a big back yard, excellent off-street access for car parking with space for 4 plus cars, in addition to the huge 9m x 12m workshop. The weatherboard home offers: kitchen with electric cooking and Rayburn wood stove, separate dining and living room with 3 bedrooms all with built in robes, an updated bathroom with separate shower, bath, and vanity, in addition to a second toilet in the laundry. Reverse cycle air conditioner in the living room and the Rayburn wood heater in the kitchen provides not just classic country cooking but warmth in winter. The shed is 9m x 12m fully concreted with power, electric roller door and additional rear storage space. In the back yard there is a small studio room that with some love would make an ideal hobby craft room or even a fourth bedroom. This home has plenty of character with ornamental cornice, polished timber floorboards, timber sash windows to name a few, and with some love you have an opportunity to put your touch on a home with the classic big back yard and great shedding. To arrange a personal inspection, please contact Irene Walker at SEJ Real Estate