

# 36 Shingler Street, Leongatha, Vic 3953

## House For Sale

Monday, 1 April 2024



36 Shingler Street, Leongatha, Vic 3953

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Area: 693 m2**

**Type: House**



Sharni Weekes

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**\$749,000**

This incredible property perfectly balances effortless year-round entertaining with the comfort and warmth of a true family home. Inside, you'll love the bright and inviting open-plan kitchen and dining area with a peaked glass ceiling, perfect for sunny weekend breakfasts or dining under the stars. Step outside to discover an expansive undercover paved BBQ, lounge, and entertainment area, accompanied by a sparkling pool and spa, complete with an outdoor powder room. Adjacent to this, you'll find a separate studio featuring an infrared sauna, which can also be used as a home gym, an office for your home-based business, or an additional bedroom when guests come to stay!

**Key Features:**

- Enormous master bedroom suite encompassing the entire upper floor, with lovely views of the surrounding countryside, attached ensuite and dressing room/study or nursery
- 3 well-proportioned bedrooms downstairs all with built in robes, a family bathroom with bath and shower, separate toilet and full-sized laundry
- A cosy lounge adjoining the kitchen and a large family room downstairs with its own entrance to the back yard, offering versatility and plenty of room for relaxation
- Kitchen with laminate benchtops, 900mm stainless steel oven, induction cooktop, rangehood and dishwasher
- Two reverse cycle air-conditioners for year-round comfort plus a wood fire heater for cosy winter evenings
- Large undercover paved BBQ, and entertainment area, perfect for those weekend get-togethers
- Crystal clear pool, relaxing spa and rejuvenating infra-red sauna
- Freestanding studio with attached powder room, which can be accessed from the front of the house via a side entry, making it ideal for a home-based business
- Single car lock up garage and additional parking space for 2 cars
- Easily maintained front yard featuring dwarf apple & pear trees and tropical look back yard, with a banana palm and a mature lime tree separating the lawn from the vegetable garden area containing raised garden beds and handy water tank

Located less than 1 hour and 45 minutes from Melbourne CBD, Leongatha is a vibrant township with a well-established artisan foodie scene, nestled amongst the rolling green hills of South Gippsland. This fantastic family home is conveniently close to schools, shops, restaurants and all other amenities. There is a winery at the top of the hill and the Great Southern Rail Trail just across the highway at the bottom of the street for cycling enthusiasts.