

# SOLD OFF MARKET with Integrity

56 Leggett Drive, Mount Evelyn

## Renovate for Massive Returns

The term 'solid as houses' couldn't be truer in the case of this fantastic family floor plan.





A clever 4 bedroom, 2 bathroom (incl en suite) with big family lounge room and spacious kitchen dining, in addition to entry hall and separate bedroom wing - this home is a great investment.

Structurally sound, the home has only ever had one family owner, and is in need of a refresh. For the aspiring buyer, this could be your opportunity to buy into the pumping Mount Evelyn market at a fantastic price.

Steps to the Warburton Trail, and tucked away off Clegg Road, this property is in a fantastic location and on a large block of 867 sqm.

Highlights include:

- Four spacious bedrooms – including a master with en suite.
- Two dining areas – a cozy kitchen dining space and a formal dining room off the main living area.
- Big backyard - lemon tree, room for a veggie patch, and Hills Hoist clothesline

 4  2  3  867 m2

**Price** SOLD for  
\$755,000

**Property Type** Residential

**Property ID** 598

**Land Area** 867 m2

### Agent Details

Rob Verhagen - 0448 820 022

### Office Details

Integrity Real Estate - Yarra Glen

SHOP 2 38-40 Bell St Yarra Glen, VIC, 3775 Australia  
03 9730 2333

**Integrity**

Yarra Valley & Kinglake Ranges

The property is ready for its next chapter, with solid bones providing the perfect canvas for your dream home. While the backyard and interiors may need some TLC, the potential is undeniable - imagine transforming this into a stylish, contemporary sanctuary or a rewarding investment opportunity.

For the growing family, the property is just 3 min from Mount Evelyn Primary School. For the investor, nothing has sold below \$920,000 in Leggett Drive in the last 2 years.

The facts are in your favour. Don't pass up this great opportunity.  
Text 56LEGGETT to 0448 820 022.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.