

**11 Sandridge Street, Leopold, Vic 3224**



**House For Sale**

Thursday, 29 February 2024

**11 Sandridge Street, Leopold, Vic 3224**

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 400 m2**

**Type: House**



Tiffany Simpson  
0417149049



Adam Murphy  
0421306247

**\$629,000 - \$659,000**

Set on a comfortable 400m<sup>2</sup> (approx.) this contemporary and stylish home has everything the modern family requires. Showcasing an abundance of natural light and a practical floorplan, an inspection will impress even the most fastidious of buyers. Situated in the Estuary Estate within minutes to Gateway Plaza shops and cafes, Leopold primary school, walking distance to parkland and public transport and only 15 minutes to Geelong CBD and coastal areas this property offers a versatile floorplan and spacious living in a very convenient position. Comprised of four spacious bedrooms, the master with walk in robe and stylish ensuite, while the remaining bedrooms each have built in robes and are serviced by a central bathroom and separate toilet. The open plan kitchen, dining and living space offers seamless access to the blank canvas backyard ready to make your own. The kitchen features stainless steel 900mm freestanding oven with gas cook top, electric oven as well as ample bench and storage space. A second living area adds to the appeal and other notable features include central heating, a remote double lock up garage with internal access. This property is suitable for both owner occupiers and investors, with an estimated rental income of \$490 approx per week. Don't miss your opportunity to inspect this fantastic opportunity today.