

12 Dahlhaus Court, Leopold, Vic 3224

House For Sale

Thursday, 13 June 2024

F I L I P P I
PROPERTY

12 Dahlhaus Court, Leopold, Vic 3224

Bedrooms: 5

Bathrooms: 3

Parkings: 8

Area: 3958 m2

Type: House



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An impressive and luxurious family home set on a lush green acre in the heart of Leopold. The Location On the doorstep of the Bellarine wine region, Leopold is a vibrant community with a strong sports culture and excellent amenities. Situated on a private road off a quiet court, this home enjoys plenty of privacy. A pedestrian gate on the rear fence provides convenient access to a thoroughfare to the Gateway Shopping centre, public transportation, and the Leopold memorial reserve. A short walk in the other direction leads to the Leopold Primary school which has recently been modernised and expanded. Geelong CBD is only a 15-min drive and Melbourne CBD is just over an hour away. Only 15-min to both Ocean Grove Surf Beach and Point Lonsdale, this property offers the perfect balance between coastal living, convenience, and the benefits of a private family retreat in a tight-knit community. The Property This home was a quality build in the 90s and has been meticulously renovated and extended for modern day living by its current owners. They have seamlessly blended old with new to create beautiful spaces that are warm, inviting, and practical. Modern elegance is evident from the moment you enter through the electric gates and into the porte cochère. An expansive Geostone driveway leads to the double-height garage with remote electric door. Upgrades to the home improving sustainability and energy efficiency include double-glazed windows, zoned ducted heating and cooling, refurbished roof, and addition of 21 solar panels. The open plan, north facing family lounge and dining area exude warmth and sophistication with panelled walls, a wood heater, and large bay window. The attractive Hampton colour palette is enhanced by engineered oak floors and sheer curtains. Designed for all occasions, the space is equipped with dimmable lighting, ceiling-installed surround sound speakers, and an 85-inch Samsung Smart TV. Adjacent to the lounge and dining area is a beautiful chef's kitchen boasting high-end appliances, including a Wolf oven, Gaggenau steamer, two integrated Liebherr fridge/freezers, double-drawer integrated dishwasher, Miele induction cooktop with gas wok burner, and Quasair 3 motor rangehood. All cabinetry is 2PAC coated and adorned with stone bench tops, including the expansive island bench. A sliding door leads to the butler's pantry, offering ample storage, plumbed fridge space, and additional sink and dishwasher. Perfect for entertainers, French windows open to an external bar in the pool yard. The heart of the home – the family living, kitchen, and dining space – is flanked by two wings. The east wing features the primary suite and cinema, while the west wing houses the guest suite, additional bedrooms, formal lounge, sitting area, and study library. Primary suite rooms are accessed via a private hall, making this area the ultimate parents' retreat. The spacious bedroom boasts direct pool access, scone dimmable lighting, bay window and a view of the garden. The walk-in robe at 15m² provides ample storage and includes mirrored dressers. The ensuite exudes luxury with dual toilets, double shower and vanity, and floor to ceiling stone tiles. Entertainment in the stand-out cinema is a premium viewing experience with tiered seating for 10, surround sound speakers, acoustic plaster, and a 4K laser projector. Attached are the comms and powder rooms. The east wing is equally as elegant and warm as the rest of the house. The guest suite comprises a large bedroom with bay window and dimmable lighting, ensuite, and WIR. Additional bedrooms in this wing have BIRs and share a large central bathroom with bath, and powder room. The generous study library has floor to ceiling shelving and can easily convert into an extra bedroom as required. A separate formal lounge with an open fireplace and outlook to the backyard and pool is the perfect space to unwind, as is the adjoining sitting room/reading nook. The outdoor areas match the house in high end features and space. Highlights include a Geostone patio, 11.2 x 4.4 salt chlorinated pool with heat pump, and an outdoor kitchen fitted with stone bench top, 6-burner Weber BBQ and Al Forno pizza oven. The property also includes purpose-built kennels, a chicken run and coop, maintenance yard, sheds, veggie patches, herb garden, and fruit trees. All structures have been cleverly positioned on the block to capitalize on space for the backyard, making the most of this undulating acre. Strategically located with potential for subdivision, and additional access from Kylemore Court (STCA) this property offers endless possibilities. Do not miss the chance to experience luxury living at its finest. Contact Byron at Filippi Property for a private inspection or more information.