

15 Longview Avenue, Leopold, Vic 3224

Sold House

Saturday, 13 April 2024

15 Longview Avenue, Leopold, Vic 3224

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 715 m2

Type: House



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\$710,000

The Feel: Nestled amid a quiet, leafy street, this 3-bedroom plus study residence presents a first-class opportunity for families to grow and prosper in a sought-after, community-minded setting. With a choice of living zones, the home's flexible floorplan blends generous space, character, and an easy indoor-outdoor flow culminating in a substantial year-round alfresco area. Meanwhile, the family appeal continues via off-street parking for 4 vehicles. Embracing a prized combination of peacefulness and convenience, this family classic is just 150m from the Dorothy St shops and public transport, and within mere moments of all Leopold's key amenities.

The Facts: -Rock-solid family classic, with thoughtful updates to suit modern life-Superb family-friendly location, with local shops & public transport a stone's throw from your door-Inviting from the outset with its traditional brick & tile façade-Single level layout sees a central kitchen overlooking an informal meals/living area-An adjoining separate lounge & dining zone offers an important alternative living space for the growing family-Modernised kitchen with hardwood flooring & stone benchtops, including to the social breakfast island-Effortlessly cater to a crowd with double wall ovens including pizza oven, 5-burner cooktop & Asko d/w-An undercover patio is designed on an entertainer's scale, complete with alfresco blinds for all-weather enjoyment-Here you can host large gatherings or simply unwind in your very own hot tub-Main bedroom with BIRs & a sparkling modern ensuite complete with full tiling, oversized shower & recessed storage-2 further bedrooms, both with BIRs, are serviced by a family bathroom + separate WC-Nearby study suits a work-from-home lifestyle, while offering flexibility for a 4th bedroom-Baltic pine flooring adds natural warmth & character-Ducted heating, reverse cycle a/c & ceiling fans to bedrooms/living zones-Exceptional vehicle storage includes double carport + gated access to a single carport-There's also a SLUG that's ideal for storage, or potential man cave/diva den-16-panel solar electricity system enables energy efficient living-Across 715sqm (approx.), the property includes a privately treed rear yard with garden storage-Stroll to the end of the street for local shops & public transport-It's also just a quick zip to Leopold's primary school, childcare & Gateway Plaza-Geelong CBD is an easy 15-minute drive in one direction, with the beaches and seaside villages of the Bellarine in the other

The Owner Loves...*"What we will miss the most is the sense of community that this pocket of Leopold affords. It's an incredibly friendly neighbourhood, where everybody knows everybody, and everyone looks out for each other."*

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