

# 18 Leicester Mews, Leopold, Vic 3224



## House For Sale

Tuesday, 11 June 2024

18 Leicester Mews, Leopold, Vic 3224

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 993 m2**

**Type: House**



Harley Lewis  
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**\$840,000 - \$879,000**

Defined: Beautifully homely on a sensational 993 sqm allotment (approx.) with no neighbours to one side and an exceptionally quiet court setting. A fantastically solid home that has a natural warmth and comfortability across a free-flowing, family friendly layout. Solid construction and a roomy floor plan presents as the perfect substrate for renovators and creators to update the interior cosmetically, with a huge shed to the rear presenting great appeal to tradespeople and the like. Four ultra spacious bedrooms are serviced by two bathrooms, with the addition of a study increasing flexibility. A feeling of open space, with parklands close by promoting a healthy and active outdoor lifestyle. This central location offers you the best of both worlds with accessibility in under 15 minutes to both the Geelong CBD and The Surfcoast. A great opportunity to secure position perfect and modernise/update the existing home to your own taste, in your own time.

Considered: Kitchen – Ultra spacious open plan, timber kitchen, ample cabinetry and storage, Miele appliances, ample downlights & huge double walk in pantry, Slate floors and further built-in storage cabinets & shelves Living/Dining – Cosy living and dining area, Slate and carpeted floors, downlights, feature bay window, curtains & drapes, split system air conditioning, ducted heating, sliding doors opening up onto alfresco patio Second living – Privately sectioned off via Concertina doors, split level, carpeted floors, attractive feature stone fireplace Study – Quietly placed to the front of the home offering flexibility of use dependent upon your needs Master Suite – Large master bedroom with well-appointed walk in wardrobe, carpet, large windows, curtains & drapes, ceiling fan, ensuite bathroom, shower, single vanity with mirror and toilet Additional Bedrooms – Carpet, downlights, curtains & drapes, all with built in robes Main Bathroom – Roomy, brightly lit bathroom with bath, vanity & shower Outdoors – Covered outdoor entertaining area surrounded by hedges, large allotment of 993 sqm (approx.), single lock up garage, huge shed to the rear with mezzanine storage, ideal for tradespeople and/or caravan & boats, lean-to at the back, rainwater tank & vegetable beds Close by facilities – Gateway Plaza, Leopold Primary School, Gateway Sanctuary, Geelong CBD, GMHBA Stadium, Lake Connewarre, The Bellarine Rail Trail, parks & playgrounds Ideal for – Families, investors, young professionals, families, renovators & tradespeople

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