

**23 Pickworth Drive, Leopold, Vic 3224**



**House For Sale**

Tuesday, 7 May 2024

23 Pickworth Drive, Leopold, Vic 3224

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 301 m2**

**Type: House**



Maleena Nguyen



Adam Murphy  
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**\$590,000 - \$630,000**

Located in the heart of Leopold, first home buyers, investors, retirees, and downsizers, this one is for you! This home creates a convenient lifestyle just minutes to the Gateway Plaza, all major amenities, public transport, local schools, 15 minutes to Geelong CBD and 10 minutes to the Bellarine Peninsula, you really do have the best of both worlds! With no over-the-road neighbours, the home faces Pickworth Park with gorgeous views of the Barrabool Hills and Geelong. The quality and practicality of this home will be sure to impress the moment you walk in the door. The fore of the home offers a study with street views, perfect for those working from home. Down the hallway you'll find 2 bedrooms include built-in robes, and ceiling fans with easy access to the central bathroom with double vanity, separate toilet/powder room and European laundry equipped with ample linen space. The heart of the home is a spacious open plan kitchen/meals and dining area which enjoys split system heating and cooling, gas ducted throughout, perfect for all seasons of the year! The galley style kitchen is equipped with a 4-burner gas cooktop, Bosch pyrolytic self-cleaning oven, plenty of cupboards, and drawers all overlooking the dining and living area perfect for seamless entertaining. Sliding door access to the outside area where you are met with low maintenance, landscaped gardens with an expansive undercover entertainment area with pull down blinds, mood lighting and ceiling fan, creating your own private oasis. The front gardens are manicured and inviting offering a desirable street appeal. Situated upon a neat parcel of 301m<sup>2</sup>, other features of the home also include ducted heating, split system heating and cooling, custom light fittings, quality window furnishings, landscaped gardens, and a single lock up garage with remote access and external entry, side access, plantation shutters, holland blinds. Leopold has become increasingly popular amongst families, investors and retirees for the affordable options and the proximity to amenities. Beaches and wineries along the Bellarine, we are absolutely spoilt for choice, with all no further than a 20 minute drive. Not only are you buying into the lifestyle you are also gaining an abundance of convenience and comfort.\*All information about the property has been provided to Hayeswinckle by third parties. Hayeswinckle has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.