

# 25 Fines Lane, Leopold, Vic 3224

## House For Sale

Sunday, 24 March 2024

**buxton**

25 Fines Lane, Leopold, Vic 3224

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 8**

**Area: 2 m2**

**Type: House**



Ian Nichols  
0352424924



Brett Johnston  
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**\$1,780,000 - \$1,950,000**

Entering the market for the first time, this extraordinary property presents an exceptional opportunity to secure a lush acreage, vineyard and homestead just 15 minutes (approx.) outside the city, and on the doorstep of all the beaches, award-winning wineries and attractions of the Bellarine Peninsula. Quality built by its owner, the property has been lovingly maintained by one family for over 35 years and is now set to change hands, offering you the chance to be part of its next chapter. The tree-lined surrounds of the property create a private and tranquil setting on arrival, the captivating façade presenting a timeless style with wrap around veranda. Inside the home, a wide entry hall leads to formal lounge and dining areas, with bifold doors opening out to the veranda. The adjoining family room is spacious and bright, with north facing windows and built-in bar facilities. Exposed brick features and beautiful timber recycled from the original Corio Whiskey distillery showcase the quality and workmanship applied throughout the home. The well-equipped kitchen features an updated Bosch oven, gas cooktop, dishwasher, and huge walk-in pantry. Positioned for easy access to the dining, living and alfresco, the layout is well-designed for entertaining. Comprising three bedrooms, the master includes walk-in robes and ensuite with corner spa. Two additional bedrooms include built-in robes, serviced by a central family bathroom. All bedrooms include French doors opening out to the veranda. Outdoors a large undercover alfresco includes BBQ facilities, offering a sheltered space to entertain, and the U-shaped layout of the home creates a private courtyard at the rear, providing a beautiful space to relax overlooking a lawn area with water feature. The expansive grounds accommodate an established vineyard which offers potential to resume production of Riesling and Shiraz varietals, and a large dam offers a private oasis to be enjoyed. Extensive garaging, shedding, workshop and carport facilities allow for a multitude of use, secure parking and storage of equipment. A truly unique acreage that offers the serenity of the country with all the benefits of the city and coast just moments from your door, you won't find another like this. Here is your window of opportunity to make this property yours, don't wait another 35 years!