

251-259 Clifton Avenue, Leopold, Vic 3224



Lifestyle For Sale

Wednesday, 12 June 2024

251-259 Clifton Avenue, Leopold, Vic 3224

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 2 m2

Type: Lifestyle



Brock Grainger
0427855157



Ashlyn Schweiger
0460317718

\$2,750,000 - \$2,995,000

Nestled on a 6 acre (approx.) parcel of productive, level land with dreamy views reaching across the rural landscape to Corio Bay and the You Yangs, this premium property provides the ultimate coast-meets-country lifestyle experience, a mere 10-minutes from Geelong CBD. Accessed via a peaceful, no-through road, the traditional three-bedroom-plus-study home flows over a single level where picture windows perfectly frame the surrounding vistas, as spotted gum flooring and soaring vaulted ceilings create a warm and inviting ambience. Upon entry, a restful private sitting room provides the perfect complement to an expansive open plan living and dining domain at the rear, with both spaces warmed by a wood burning fire. A stone kitchen sits central to all the action, impressively appointed with dual Fisher & Paykel ovens, Bosch induction cooktop, Miele dishwasher, and fully fitted butler's pantry. Sliding glass doors encourage an exceptional connection to the outdoors, where a covered alfresco verandah, an 11x4m solar heated pool, and an adjoining barbecue pavilion offer an unrivalled setting to relax or entertain, revealing the full impact of the mesmerising outlook. Enhancing the sense of sanctuary, the main bedroom is awash with morning sunshine as a generous walk-through robe and double vanity ensuite continue the practical comforts. Two further bedrooms come with built-in robes and are served by a main bathroom with separate WC, while the light-filled study provides an ideal work from home space. Perfect for families, home business operators, or hobbyists seeking an abundance of space, this exclusive property also comes with a productive 400-tree olive plantation, a 10x6m machinery shed, and secure paddocks. Extras includes a practical mud room, ducted heating, refrigerated air conditioning, surround sound system, and 18-panel, 5kw solar electricity system. Enjoying a peaceful setting with bay access just 650m (approx.) from your door, yet just a four-minute drive from the Gateway Plaza Shopping Centre and within easy reach of a myriad of local attractions, a lifestyle of rare tranquillity and convenience beckons.