

# 26 Leicester Mews, Leopold, Vic 3224

**HAYDEN**

## Sold House

Tuesday, 5 September 2023

26 Leicester Mews, Leopold, Vic 3224

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 838 m2

Type: House



Karen Purcell  
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David Pemberton  
0352501666

**\$730,000**

Located in a peaceful court on approx. 838m<sup>2</sup>, this cherished home is the perfect place to create family memories! A pitched ceiling makes a stunning statement in the front lounge, where you can sit back and admire the surrounding gardens. Entertainers will love that the open plan living/dining/kitchen zone also has a beautiful outlook over the back garden, with sliding doors opening onto the spacious sunroom and covered alfresco area. The sunroom is perfectly designed for year-round enjoyment, while the alfresco area creates a tranquil ambience with a fernery and fishpond. The kitchen will delight with a breakfast bar, built-in pantry, and appliances (Miele dishwasher, Bosch double oven, St George gas cooktop). The main bedroom features a walk-in robe and en suite. Three additional bedrooms with built-in robes share close access to the main bathroom, while the laundry and separate toilet complete the layout. You'll be in absolute comfort thanks to ducted heating, refrigerated cooling, two gas wall heaters and ceiling fans. Home to a studio and garden shed, the backyard creates a generous play space for young children. Buyers will love that the studio offers versatility as an artist's workshop, music room, or even a teen retreat. Ample off-street parking is yet another standout feature. The remote double garage features internal access and a rear roller door, while the second driveway leads to a dedicated trailer storage space. This family-friendly neighbourhood places you within walking distance to the local playground, public transport and the Ash Road shops. Leopold Primary School and Gateway Plaza are conveniently close by, along with sporting grounds and the Leopold Community Hub. The Bellarine Highway grants easy access to both Geelong and the Bellarine Peninsula.