

**33-35 Estuary Boulevard, Leopold, Vic 3224**

**HAYDEN**

**Sold House**

Tuesday, 20 February 2024

33-35 Estuary Boulevard, Leopold, Vic 3224

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 703 m2**

**Type: House**



Karen Purcell  
0352501666



David Pemberton  
0352501666

**\$760,000**

If you've been searching for a spacious family haven, look no further! You'll never have to worry about running out of room again. This 32sq (approx) house has a layout showcasing three living zones & an outdoor entertaining deck. Tucked away for privacy, the lounge creates the perfect spot to kick back and unwind. You'll love that both the spacious open plan living/dining/kitchen zone and second lounge flow onto the outdoor entertaining deck, creating a seamless indoor-outdoor connection that is ideal for hosting loved ones. The kitchen features stone benchtops, a walk-in pantry, dishwasher and 900mm oven/gas cooktop. Double doors open onto the main bedroom, which creates a spacious retreat with dual walk-in robes and an en suite. Three additional bedrooms with built-in robes are tucked away in a separate wing, along with the main bathroom and separate toilet. Other features include ducted heating, two split-system air conditioners, a bar nook, and a laundry with external access. Surrounded by gardens, the backyard creates a beautiful play space for children. So why not relax under the shade of the deck as you watch the little ones play in the sandpit? Or enjoy a peaceful afternoon soaking up the sunshine on the lawn? The remote double garage features internal access. Side access to the backyard via double front gates also welcome those needing caravan or boat storage. This family-friendly location places the local playground and sporting grounds virtually on your doorstep. Leopold Primary School is moments away for young families, while the Gateway Sanctuary inspires you to immerse yourself in nature. The Gateway Plaza leaves you spoilt for choice with shopping and dining options. To top it all off, you can enjoy easy access to Geelong and the delights of the Bellarine Peninsula.