

**36 Thomson Boulevard, St Leonards, Vic 3223**



**Sold House**

Monday, 12 February 2024

36 Thomson Boulevard, St Leonards, Vic 3223

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 253 m2**

**Type: House**



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**\$635,000**

This welcoming single-level family residence comprising of three spacious bedrooms on a large 253m<sup>2</sup> (approx.) allotment is perfect for growing families and investors alike. This beautifully presented low-maintenance home offers a relaxed and quiet lifestyle that will appeal to downsizers, investors and first home buyers alike. Comprising of 3 bedrooms and 2 bathrooms with a spacious open-plan living area that captures the morning sunlight, this property has many other features such as:

- Spacious light filled, open plan kitchen, dining & family zone
- Modern kitchen with stone bench tops, tile splashback, electric oven and cooktop
- Master bedroom offers a walk in robe and spacious ensuite with stone benchtops & tiled shower
- Bedroom 2 features built in robes
- Central bathroom with tiled shower, bath and separate toilet
- Split system heating and cooling
- Polished concrete throughout home with carpet in bedrooms
- Extended height remote carport to accommodate cars, boat or caravan
- Low maintenance rear yard with small lawned area

The Bellarine Peninsula is thriving with activity and the Port Phillip Ferry now runs daily to the Melbourne Docklands. Check out the Bellarine 'Taste Trail' with farm gate producers, wineries, award winning cafes and restaurants. To avoid missing out on such an opportunity within walking distance to everything you could need, contact Greg Campbell on 0415 553 854 and book an inspection today.