

**39 Shoaling Drive, Leopold, Vic 3224**



**Sold House**

Friday, 19 January 2024

39 Shoaling Drive, Leopold, Vic 3224

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 553 m2**

**Type: House**



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**\$677,600**

Situated in the Estuary Estate within minutes to Gateway Plaza shops and cafes, Leopold primary school, walking distance to parkland and public transport and only 15 minutes to Geelong CBD and coastal areas this property offers a versatile floorplan and spacious living in a very convenient position. Set on a corner allotment with a picturesque garden and the interiors in spotless condition, there's nothing to do except move in and enjoy. The open plan living/meals/kitchen zone flows onto the covered north facing outdoor entertaining area and immaculate garden. This spacious outdoor setting is the perfect place to host fun-filled celebrations with family and friends. The kitchen is beautifully appointed with stone benchtops, a breakfast bar, stainless-steel appliances, extensive storage and walk in pantry. Zoned to the front of the home, the main bedroom creates a private retreat with a walk-in robe and ensuite. Two additional bedrooms with built-in robes share close access to the main bathroom. The laundry features plenty of storage. Ducted Heating, reverse cycle split-system air conditioner and ceiling fans keep you in the utmost comfort. The remote double garage features internal access, plus a 2m x 4.6m shed perfect for storage. Further Inclusions- Double glazed windows- Solar Panels- New Hot Water System- Water Tank This property is suitable for both owner occupiers and investors, with an estimated rental income of \$490 per week. Don't miss out on this fantastic opportunity to secure an affordable home in a family-friendly neighborhood. Embrace low-maintenance living and make this Leopold residence your own! \*All information about the property has been provided to Hayeswinckle by third parties. Hayeswinckle has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.