

# 4 Warrawee Road, Leopold, Vic 3224

**buxton**

## House For Sale

Tuesday, 5 December 2023

4 Warrawee Road, Leopold, Vic 3224

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 651 m2**

**Type: House**



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**\$690,000 - \$759,000**

Featuring stylish updates, generous spaces and fantastic outdoor entertaining, this well presented home offers wonderful family living in a peaceful and convenient pocket. Set on a generous 651m<sup>2</sup> (approx.) allotment, within walking distance of Gateway Sanctuary, all the shopping and amenities of Gateway Plaza, local parks, reserves, and sporting facilities, Leopold Primary, moments from the Highway for a 12-minute (approx.) drive to the CBD, and on the doorstep of all the wineries, beaches and coastal attractions of the Bellarine Peninsula, this location promises a spectacular lifestyle. Nestled behind beautiful established trees, the home enjoys a leafy and picturesque setting. The entry takes you into a formal lounge showcasing beautiful floating timber floors and a feature mirror wall accentuating the north facing light flowing throughout. The adjoining kitchen and dining area forms the heart of the home, the well-equipped kitchen featuring quality appliances including 600mm wall oven, 900mm gas cooktop, dishwasher, modern cabinetry, and generous storage. Designed for easy entertaining, the dining area flows through to a spacious second living featuring large windows and glass sliders highlighting the lush surrounding gardens and offering an effortless connection with the alfresco. Comprising five bedrooms, the spacious master suite at the rear features large walk-in robes and a luxurious ensuite with corner spa bath, separate shower, double vanity and chic black tapware. Two further bedrooms include built-in robes, with bedrooms 4 and 5 offering a versatile rooms that could also be used as office or studio space. The central family bathroom is tastefully presented in classic white with neutral accents and modern fittings. Gas heating, split system heating and cooling, plus ceiling fans cater for all your creature comforts throughout the seasons. Outdoors, the expansive undercover alfresco provides ample space to dine and relax with built-in bbq facilities, adjacent firepit with built-in seating and established gardens creating a sense of tranquillity. The oversized double garage includes direct internal entry, and additional shedding at the rear offers further workshop and storage space. An exceptional opportunity to secure an established home in a wonderful family friendly community, this property represents outstanding value and offers a lifestyle you will enjoy for years to come.