

44 Opal Drive, Leopold, Vic 3224



House For Sale

Wednesday, 8 May 2024

44 Opal Drive, Leopold, Vic 3224

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 530 m2

Type: House



Nick Ford

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\$1,080,000 - \$1,170,000

An offering of rare excellence and exceptional liveability from passive design specialist Live Green Homes, this custom four-bedroom-plus-study residence propels luxury family living to an exciting new level in a thriving pocket of the Bellarine. With its free-flowing layout and generous proportions, the 7.2-star energy rated home comes complete with a 6% (approx.) leaseback off purchase price for two years – plus the opportunity to extend for a further 12-months – offering exciting appeal for families looking to purchase now with a view to occupying later, or as a low-risk, high-potential investment. Projecting an air of contemporary style with its instantly appealing façade showcasing contrasting textures and clean lines, those same characteristics of sophisticated design and a focus on detail are on display throughout the 32-square (approx.) home, crafted with relaxed indoor and outdoor living spaces, quality appointments, and a focus on sustainability. A brilliant indoor-outdoor entertainer, the home's heart delivers immense space for dining and relaxation, as walls of double-glazing flood living zones with abundant northerly light, opening out to an undercover alfresco deck immersed in fully landscaped surrounds. Taking centre stage with exquisite impact, the showpiece Bosch kitchen will delight any culinary enthusiast with its quality appliances, abundant storage, and walk-in pantry, while hosting family and friends over a feature breakfast island. Here, a Spanish hand-made tile splashback adds natural warmth, complemented by an elegant ensemble of timber highlights, high square-set ceilings, and curved lines, offset by the sleek minimalism of Meganite acrylic solid benchtops throughout. Thoughtfully zoned accommodation defines personal space for growing families, with the main bedroom suite forming its own indulgent retreat complete with fitted walk-in robe and lavish twin vanity ensuite. Three further bedrooms, all with walk-in or built-in robes, are positioned alongside a sumptuous family bathroom and a light-filled rumpus room, providing ample space for everyone to unwind, while homework and working from home continue in a fitted home office. Meeting every family need with ease, the all-electric home also maintains a meticulous focus on energy efficiency, with a 6.6kW solar system with Enphase micro inverters, car battery charger, reclaimed heat pump, and enhanced insulation. Adorned with modern comforts including ducted heating and cooling, this superbly built residence has been designed and built to Gold Liveability Standards, futureproofing it for accessibility, and offering the ultimate in modern liveability nearby to schools, shopping and dining, and public transport.