

45 Allambie Street, Leopold, Vic 3224

Sold House

Wednesday, 13 September 2023

45 Allambie Street, Leopold, Vic 3224

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 623 m2

Type: House



Andrew Kibbis
0352543100



Lee Martin
0352973888

\$515,000

The Feel: Designed for everyday comfort and easy liveability, this neat-as-a-pin residence promises immaculate 3-bedroom accommodation and sun-drenched outdoor living, in a peaceful and popular locale. Set across a generous 623sqm (approx.) site, a practical single level layout ensures low maintenance convenience, while well-proportioned interiors and an abundance of outdoor space lay the perfect foundation for a charmed family lifestyle. The property is poised for immediate enjoyment and is ideally positioned close to the local kindergarten and primary school, with the Ash Road shops and Gateway Plaza conveniently close by.

The Facts: Timeless & classic family home, immersed within a peaceful, friendly community- Single level living with immaculate presentation & a generous 3-bedroom floorplan- A choice of living areas provides plenty of space for the family to spread out- Open & airy layout flows effortlessly to undercover alfresco area & lush, easy care back yard – perfect for everyday outdoor enjoyment- A central kitchen with dishwasher & 900mm freestanding oven overlooks all the action- Each of the three bedrooms feature BIRs & share the family bathroom with separate WC- Climate control is made easy with gas heating & split system heating/cooling- A neutral palette creates an inviting atmosphere while providing scope to add your own flair- An oversized DLUG benefits from additional rear storage space- Also incorporating a home workshop, there is added practical appeal for tradies & DIY-ers- Families will appreciate the proximity to playgrounds, Leopold Kindergarten & Leopold Primary School – all within easy walking or riding distance- It's also just a short stroll to the Ash Road Shops, with public transport conveniently close by- Enjoy the retail and culinary offerings at Gateway Plaza just minutes from your door- Positioned for lifestyle perfection, the property is also centrally located between Geelong CBD and an array of coastal villages

The Owner Loves... "We have loved everything about this home, from the open, family-friendly layout to the wonderful outdoor zones. We have especially enjoyed hosting family gatherings through the summer months, with plenty of room for everyone to spill outside. The location has been a wonderful bonus, providing a peaceful and friendly place to live." *All information offered by Bellarine Property is provided in good faith. It is derived from sources believed to be accurate and current as at the date of publication and as such Bellarine Property simply pass this information on. Use of such material is at your sole risk. Prospective purchasers are advised to make their own inquiries with respect to the information that is passed on. Bellarine Property will not be liable for any loss resulting from any action or decision by you in reliance on the information.