

**48 Old St Leonards Road, St Leonards, Vic 3223**



**House For Sale**

Friday, 3 November 2023

48 Old St Leonards Road, St Leonards, Vic 3223

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 448 m2**

**Type: House**



Kingston Wade  
0438033999



Deane Hughes  
0407926659

**\$669,000-\$709,000**

Located in the beautiful Bay Breeze Estate in St Leonards, this contemporary property epitomizes modern comfort and convenience. Boasting a thoughtfully designed layout, it offers a low-maintenance yard, promising an effortless lifestyle. Perfectly situated within strolling distance of charming parklands for family adventures, a local playground, and just a short drive away from the coastal town's shopping hub, this location also provides easy access to Geelong CBD, a mere 30-minute drive.

**Key Features:**

- Luxurious master bedroom featuring a walk-in robe, ensuite, and a ceiling fan.
- Three additional bedrooms with built-in robes, complete with mirrored doors and ceiling fans.
- An open-plan kitchen, dining, and living area, with seamless indoor/outdoor interaction and contemporary living space.
- Main living area equipped with a split system air conditioning unit for climate control.
- A modern kitchen equipped with 900mm gas cooktop and electric oven, a dishwasher, double sink, and a spacious walk-in pantry.
- The warm aesthetic of timber laminate flooring enhancing the overall ambiance.
- Central bathroom with a separate toilet for added convenience.
- Ducted heating throughout, ensuring comfort during cooler seasons.
- An inviting undercover alfresco area for outdoor entertaining.
- Fully landscaped, low-maintenance yard, blending aesthetics with practicality and low-maintenance.
- Double remote-controlled garage with internal access, providing security and convenience.

St Leonards township offers a tranquil and laid-back lifestyle, all while being within a convenient 20-minute reach of the Leopold Shopping Plaza. This shopping haven showcases a diverse range of outlets, including Bunnings, Kmart, and an array of specialty shops. For your grocery needs, a modern IGA supermarket is conveniently located in the heart of St Leonards. And if that weren't enough, major retailers such as Aldi, Coles, and Safeway are just a short 10-minute drive away in Drysdale, without the hassle of encountering any traffic lights—a convenience that truly enhances daily living. This beautiful family home is the epitome of modern living, offering every amenity one could possibly desire.