

# 5 Wattlehill Grove, St Leonards, Vic 3223



## House For Sale

Friday, 31 May 2024

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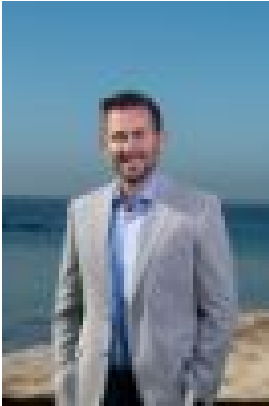
**Bedrooms: 3**

**Bathrooms: 1**

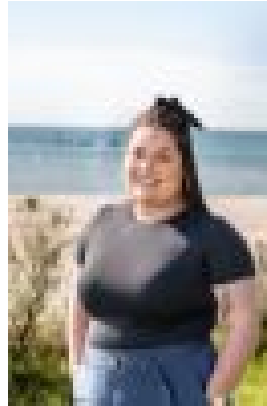
**Parkings: 1**

**Area: 685 m2**

**Type: House**



Lachlan Campbell  
0352571778



Bree Armstrong  
0474078813

**\$650,000 - \$695,000**

Tucked-away behind a screen of native shrubs, on a secluded and quiet street, lies this private allotment with character-filled, three-bedroom cottage. This property guarantees a relaxed, private and tranquil lifestyle in the stunning Lower Bluff of St Leonards. Situated in this stellar setting, just 600m from the sparkling shores of Port Phillip Bay and less than 400m to the picturesque walking trails of Edwards Point Wildlife Reserve, your days will be filled with trips to the beach and relaxing nature walks. The open-plan kitchen/living/dining area is a charming space ideal for entertaining or relaxing. Character features such as a solid-fuel heater and hard wood timber floors create a calming environment, while the fire-place provides a focal-point for conversation on those chilly winter evenings. Reverse-cycle air-conditioning ensures comfort throughout the seasons. The living area opens through double doors to the alfresco which is surrounded by established trees and distant water glimpses to ensure you enjoy the serenity of the area on a summer's evening. This alfresco provides a fantastic location to entertain and enjoy the best the Lower Bluff area has to offer. With three spacious double bedrooms and two that offer built-in robes, the property offers plenty of space for most families. All bedrooms offer hardwood timber floors are serviced by the centrally-located bathroom and separate toilet. Off-street parking for a number of vehicles is provided in the driveway and front yard plus a large lock up garage with plenty of room for storage. The low-maintenance rear yard is a private oasis that is encompassed by native vegetation creating an idyllic setting for the residence. Be sure to act quickly to secure this unique property that boasts a character-filled home and stunning location.