

# 6/797-799 Bellarine Highway, Leopold, Vic 3224

## Unit For Sale

Friday, 19 January 2024

6/797-799 Bellarine Highway, Leopold, Vic 3224

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 200 m2

Type: Unit



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Lee Martin  
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**\$425,000-\$450,000**

The Feel: Discover the perfect blend of charm and boundless potential in the heart of Leopold. Located a short walk to public transport and local shopping precincts, this low-maintenance unit is a great find. This residence beckons with its robust construction and untouched character, inviting you to move straight in while also offering scope for further enhancement in future years. New carpet enhances the light interiors, with a north-facing aspect that illuminates the open plan living, meals and kitchen zone. Two bedrooms are serviced by a central bathroom, a tandem garage provides off-street parking, while the backyard offers space to be reimaged. The Facts:-Original condition home with new carpet, poised for personalisation or renovation-A unique opportunity to infuse a contemporary spirit into its classic form-Two inviting bedrooms, each with built-in robes & ceiling fans, providing practical storage solutions-Central bathroom (separate toilet) with all the necessities for comfortable living-Welcoming living room flows into a meals area, with proximity to a functional kitchen-New carpet enhances the light interiors-Laundry room with access into garage enhances the practicality of the floor plan-Serene front porch & front lawn add to the north facing street appeal-Versatile rear studio & storage space, ideal for relaxation or creative pursuits-Air conditioning & ceiling fan in the living space for year-round comfort-Ample off-street parking leading to a secure tandem garage with rear roller door-Substantial backyard with room to cultivate a garden alfresco space-Prime Leopold location offering easy access to shopping, dining, and public transport-Located on the gateway to the Bellarine Peninsula, weekends are spent savouring the region's finest wineries & picturesque scenery

The Owner Loves...."The convenience of Leopold's amenities, all within easy reach, provides an unmatched lifestyle balance. You will benefit from the accessibility that this location offers, halfway between the lifestyle and amenities of both Ocean Grove and Geelong, plus it's only 3mins drive to the Gateway Plaza Shopping Centre."\*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.