

**60 Moreland Road, St Leonards, Vic 3223**



**House For Sale**

Friday, 29 March 2024

60 Moreland Road, St Leonards, Vic 3223

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 2 m2**

**Type: House**



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**\$1,350,000 - \$1,485,000**

Peace and tranquility are on offer here at this captivating five acre property, positioned perfectly in a semi-rural pocket, moments from the sea. This idyllic setting provides retreat from the hustle and bustle of daily life, surrounded by established gums while being home to a variety of local birdlife. Immediate comfort is felt upon entry to your renovated three bedroom homestead, with the spacious living room benefiting from an ambient gas log fire and views of western sunsets through ample glazing. The adjacently set kitchen and meals area conveniently opens out to the copious undercover alfresco patio, a blissful setting to entertain family and friends throughout all seasons while admiring your soundless, semi-rural outlooks. Raked ceilings, engineered timber floors and a stylishly renovated bathroom with a freestanding bath and black tapware, are striking features to the interior, kept temperate by reverse cycle air conditioning, an additional wood fire and ceiling fans throughout. Four secure paddocks with irrigated water via a 10,000L rainwater tank, electric fencing, a 17 metre x 8 metre shed with amplified height for horse floats, vehicles and equipment, a 60 metre x 20 metre dressage/show-jumping arena and an 11 metre x 4 metre stable with tack room will have high appeal to equestrian enthusiasts. There is also additional scope to create a fully sustainable lifestyle across the remaining land. This exceptionally quiet location is within four minutes of the St Leonards Foreshore, Pier and Boat Ramp; along with the St Leonards Primary School and main shopping strip. Water lovers will also thrive in this popular bayside location, with spectacular fishing, snorkelling and boating sites on your doorstep. A fantastic opportunity for those seeking the best of both worlds, a short 30 minute commute to the Geelong CBD, under 15 minutes to Point Lonsdale and 20 minutes to Ocean Grove.