

**70 Simons Road, Leopold, Vic 3224**

**House For Sale**

Friday, 9 February 2024



**70 Simons Road, Leopold, Vic 3224**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 635 m2**

**Type: House**



Ross Bywater

1300853857

**\$620,000 - \$660,000**

If you've been looking for a good honest home on a nice big block, then look no further! This super neat and tidy 3-bedroom home is set on approx. 635m<sup>2</sup> just a short walk to local shops, park, primary school and transport. Features include:

- Quality timber kitchen with plenty of storage and bench space, open to dining space
- Bright and spacious living zone bathed in morning sunshine with garden outlook
- 3 good sized bedrooms, 2 with built in robes, 3rd bedroom currently set up as second living
- Large central bathroom with impressive double shower and separate bath, ample storage
- Separate laundry out to wonderful undercover alfresco with space for BBQ and entertaining
- Additional paved area and expansive lawn, ideal for kids and pets, low maintenance landscaping for an easy life
- Oversized garage with additional workshop space, further parking under carport and extra spaces for boat, caravan or trailer etc.
- Hardwood floors throughout, gas ducted heating, AC cooling and ceiling fans
- Easy access to Bellarine beaches and wineries, Geelong CBD and waterfront

Recently painted and beautifully cared for this warm and inviting home would be ideal for first home buyers and young families keen to add value to a solid house, downsizers wanting a quiet place to have the grandchildren over or an astute investor who wants low maintenance and good rental return (approx. \$430 - \$450/week) Get in quick before this one is snapped up! If you are a property investor or looking to invest in property, contact Shannon Loe to discuss your investment needs. Shannon Loe has been in real estate for over 15 years and continues to assist property investors on a daily basis to achieve their property investment goals – [shannon@releasepm.com.au](mailto:shannon@releasepm.com.au) or 0488 246 519