

**22 Bluebill Street, St Leonards, VIC, 3223**



**House For Sale**

Monday, 28 October 2024

22 Bluebill Street, St Leonards, VIC, 3223

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Spacious four bedroom home in serene St Leonards

Welcome to this private home in the quiet coastal town of St Leonards. This spacious 4-bedroom, 2-bathroom, recently built home offers a comfortable and convenient lifestyle. Behind the unassuming facade, step inside to find the warm and inviting atmosphere, positioned mere moments from a world-renowned esplanade.

The generous master bedroom situated at the front of the home is complete with an ensuite, equipped with a double vanity providing you added privacy and convenience. Additionally featured, is a spacious walk-in robe, offering ample storage space. The three remaining bedrooms have walk-in robes, bolstering practicality.

At the heart of the home the functional open plan kitchen boasts a 900mm free standing electric oven with five burner gas cooktop, dishwasher, walk-in pantry, and stone bench tops. The kitchen, meals and living area is complimented with glass sliding doors which open onto a secluded undercover decked alfresco. Here, you can enjoy your morning coffee, and be invigorated by the fresh sea air. A manicured grassed yard flows from the alfresco area along the Eastern side of the home, substantial enough to host young children's play equipment, or for a man's best friend. Landscaped, with perimeter plantation which will continue creating more privacy as time goes by.

- Double remote lock up garage with internal access;
- Three living zones;
- Oversized windows in all bedrooms;
- Ducted heating and evaporative cooling;
- Stone bench tops; and
- Down lights throughout.

Located less than 2 kilometres from the beach, St Leonards Yacht Club, and walking distance to breathtaking, coastal views. You're a short drive to prestigious wineries, the Geelong CBD, beloved coastal towns such as Ocean Grove & Barwon Heads, and a plethora of cafes, food, and shopping outlets. The Geelong Agency welcomes you home.

### Disclaimer:

We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.