

# 30 Harvey Road, St Leonards, Vic 3223



## House For Sale

Thursday, 11 July 2024

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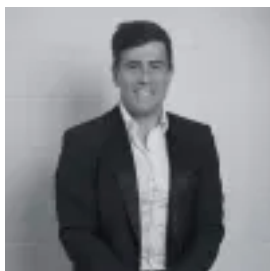
**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1012 m2**

**Type: House**



Harley Lewis  
0352730232



Josh McDonald  
0401815374

**\$1,050,000-\$1,150,000**

Defined: Beautifully renovated 1960's beach house, sensationally positioned mere metres from the picturesque St Leonards Foreshore. Set back on a huge 1032 sqm (approx.) allotment, with ample space to the front and rear for further extension, a swimming pool & pool house, or an additional dwelling (STCA). The light & bright interior features a calm coastal aesthetic, with whitewashed Victorian Ash floors, soft linen sheers and lush carpets to the two bedrooms, complemented by historic Wharf timber decking and immaculately landscaped gardens. This property has endless potential given its seaside position, within walking distance to the village centre and a plethora of water based activities. World class fishing and snorkelling sites are easily accessible via the boat ramp nearby, along with established walking trails linking you to the Edwards Point Wildlife Reserve and Port Phillip Heads Marine Park. A fantastic holiday home with Airbnb income potential (STCA) or re-development site with probable sea views from an additional level (STCA). Your seachange starts here!

Considered: Kitchen – Stylishly renovated kitchen with stone benchtops top, shaker style cabinetry, stainless steel sink, 600mm stainless steel oven with gas cooktop, feature pendant lighting and ample storage. Living/Dining – Brightly lit living and dining area, whitewashed Victorian Ash timber flooring, ample downlights, roller blinds, linen sheers, split system air conditioning, sliding doors opening up onto large timber alfresco deck. Sunken Lounge – Oversized living space with whitewashed Victorian Ash floors, exposed timber rafters, downlights and reverse cycle air conditioning. Two Bedrooms – Spacious with new lush carpet, downlights, linen sheers & blinds; and well appointed built-in robes. Bathroom/laundry – Stylishly updated sleek bathroom with shower over bath, vanity & toilet. Outdoors – Huge grassy front yard, large landscaped backyard surrounded in hedges, large alfresco to the front for outdoor entertaining, garden shed, secure fencing, carport. Close by facilities – St Leonards Foreshore, village centre, St Leonards boat ramp, Edwards Point Nature Reserve, St Leonards Primary School, St Leonards Hotel, under 20 mins to Point Lonsdale & Ocean Grove, 30 minutes to Geelong CBD. Upgrades/Renovation Details – Re-stumped, new boundary fencing, electrical updates, new split systems, new roof to house, hot water service replaced, freshly painted interior & exterior (excluding aluminium windows), timber floors sanded & whitewashed, front fence replaced, new carpet, new blinds & sheers. Ideal for – Holiday seekers, professional couples, developers & investors.\*

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