

**35 Shoaling Drive, Leopold, Vic 3224**

**buxton**

**House For Sale**

Monday, 8 July 2024

35 Shoaling Drive, Leopold, Vic 3224

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 364 m2**

**Type: House**



Zappa Jenkins  
0352424924



Brett Johnston  
0417816655

**\$580,000 - \$638,000**

Nestled in the highly sought-after Estuary Estate, 35 Shoaling Drive offers a perfect blend of contemporary living and family-friendly amenities. This beautifully presented home is ideally situated close to playgrounds, public transport, and just a 10-minute walk from the Gateway Plaza Leopold. **Key Features:** **Immediate Occupancy:** This vacant property is available for immediate occupancy, offering flexible short or long settlement options to suit your needs. **Spacious Bedrooms:** The master suite features a walk-in robe and a private ensuite. The additional bedrooms are equipped with built-in robes and are serviced by a well-appointed central bathroom. **Family Living:** The open plan living and meals area is the heart of the home, providing ample space for family gatherings. Overlooking this space is a modern kitchen equipped with stainless steel appliances and abundant bench and cupboard space. **Recently Painted:** Freshly painted throughout, the home presents a bright and inviting atmosphere, ready for you to move in and personalize. **Outdoor Entertaining:** Enjoy alfresco dining and entertaining in the stylish outdoor area, which looks out onto a low-maintenance backyard, perfect for relaxing or hosting friends and family. **Comfort and Convenience:** Stay comfortable year-round with a split system in the living room. Additional features include an instantaneous hot water service and a double remote-control garage. **Perfect For:** • First home buyers • Downsizers • Investors • Young families An inspection of this property is sure to impress. Discover your new home at 35 Shoaling Drive, where modern living meets convenience and style. Contact us today to arrange a viewing and make this wonderful property yours.