

53 Warrawee Road, Leopold, Vic 3224

F I L I P P I
PROPERTY

House For Sale

Thursday, 11 July 2024

53 Warrawee Road, Leopold, Vic 3224

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 415 m2

Type: House



Byron Filippi
0418292148

\$550,000 - \$605,000

A neat and tidy, low maintenance solid brick home perfect for first-home buyers, investors, and downsizers alike. On the doorstep of the Bellarine wine region, Leopold is a vibrant community with a strong sports culture, excellent primary school, community hub, Sportsmans club and expanding shopping centre. Leopold is a 15min drive away from both the Geelong CBD and Ocean Grove surf beach, and Melbourne can be reached in just over an hour. Offering exceptional convenience this property sits on a well-connected road and has a Geelong station bound bus stop just out the front with a travel time of only 30mins. There is plenty in walking distance including both the Ash Road and Dorothy Street shopping strips and the Gateway shopping centre. The modernised and expanded Leopold Primary school has an excellent reputation and is only a 10min walk away. The frontage behind a hedge screen gives this home excellent privacy from the street, and with a double wide drive plus double garage it ensures plenty of off-street parking. A welcoming entrance into the north facing, open plan living, kitchen, and dining space gives an excellent first impression. The space is flooded with natural light from floor to ceiling windows and is appointed with a ceiling fan and split system air conditioner for temperature control. The substantial kitchen has ample storage and bench space and includes a modern gas cooktop and electric oven. All bedrooms are significant in size – the primary bedroom includes two BIRs, a ceiling fan and direct access to the bathroom inclusive of a bath, shower and separate toilet. The remaining bedrooms also include triple door BIRs, ensuring plenty of storage for the whole household. The functional laundry with large linen cupboard has direct access to the backyard which includes a folding washing line. Outside has an undercover alfresco, access to the shed by a rear roller door leading to a concreted space – perfect for trailer storage – as well as pedestrian access to the garage. The garden is low maintenance providing the ultimate lock up and leave home. Ready to move in and with opportunity to improve with minor cosmetic renovation, do not miss your chance to inspect contact Byron at Filippi Property today.