

**32 Melanic Street, Leopold, Vic 3224**

**Residential Land For Sale**

Wednesday, 3 July 2024



**32 Melanic Street, Leopold, Vic 3224**

**Area: 468 m2**

**Type: Residential Land**



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**\$340,000 - \$360,000**

Nestled in a peaceful, family-friendly setting, this 468m<sup>2</sup> (approx.) allotment offers an outstanding opportunity to build your dream home in an established location. Enjoy fantastic access to a variety of local amenities and attractions. This flat block provides a generous and versatile land size, perfect for accommodating a wonderful family home and lifestyle! The prime location places you within walking distance of local parks and reserves, close to the Leopold Sportsman's Club, and just metres from the Bellarine Rail Trail. For your shopping needs, Gateway Plaza is only 5 minutes (approx.) away. Families will appreciate the proximity to Leopold Primary, Bellarine Secondary, and St Ignatius College, ensuring excellent educational options within a short drive. As the gateway to the Peninsula, you will have easy access to the amazing wineries and restaurants of the Bellarine Peninsula. The beautiful beaches and numerous attractions are also within reach, providing endless opportunities for relaxation and adventure. Additionally, being just 12 minutes (approx.) from the CBD means you can enjoy the best of both city and coastal living. This location represents excellent value in a popular area, providing an exceptional opportunity to secure your future in an idyllic position. Enjoy a spectacular lifestyle that combines convenience, nature, and community.