



81 Estuary Boulevard LEOPOLD, VIC



Family Living, Quality Design

At the very end of this appealing boulevard, with panoramic rural views west, and broad-acre paddocks to the east, this quality 4-bedroom home gives you a taste of town and country. You're greeted by a covered portico and deck that opens to a light and spacious entrance hall with timber floating floors. High ceilings and doors throughout give this home a stylish edge. The master bedroom enjoys views of the front garden through floor-to-ceiling windows, the stylish ensuite boasts a large shower, vanity and WC - plus a big walk-in robe. Conveniently located near the master bedroom is a generous study which could also be utilised as a parents retreat! From the entrance hall, you're naturally drawn into the welcoming open-plan kitchen, dining and lounge area, with its sun-filled north/east aspect. The smart kitchen features reconstituted concrete benchtops, stainless-steel appliances, 5-burner gas cooktop and walk-in pantry. Adjacent to this area is an entertainment room - ideal for a kids or teenager's retreat! Three additional bedrooms, a study and a second bathroom are accessed through an open rumpus area that overlooks the garden. Out through the sliding glass doors, the covered deck is the perfect spot for entertaining and lazy weekends to relax - enjoy the surrounds of green grass and low maintenance garden beds. The back of

Price: \$510,000 - \$560,000
Property Type: House
Land: 519 m2

HAYDEN

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Approx House Area 268.3 m²

Whilst bwrn.com.au has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.



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