



DISCLAIMER: This drawing is indicative only & all measurements are approximate.



4 Myuna Street LEOPOLD, VIC



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### Urban Family Retreat

Hidden amongst the flourishing garden this 3-bedroom solid brick home delivers a light, open and easy-living interior, with zoned bedroom accommodation. The enticing open plan lounge, dining and modern kitchen form a substantial living zone that embraces the views of its private surrounds. The garden oasis will spark the interest of budding green thumbs, with well established fruit trees including apple, plum and almond. Nestled amid this haven is a paved alfresco setting that is ideal for entertaining. The layout places the master bedroom at the front for privacy, adjacent across the hall is one of the minors, that is perfect as a nursery. The third bedroom is placed separately and serviced by a second hallway. The large central bathroom is a clever design with its dual entry, offering an ensuite to the master via the walk-through robe. Foodies will love the galley kitchen with its Miele oven. There is plenty of cupboard and bench space, and the pantry provides a microwave nook. Further features include the convenience of a separate WC, and laundry (ext. access) with excellent storage. The main living area enjoys the northern sun path and provides climate comfort with strong solar gains for the cooler months, boosted with a Vulcan gas wall heater. Highlights of the property are the long side driveway leading to the garage with

**Price:** \$420,000 - \$460,000  
**Property Type:** House  
**Land:** 791 m2



**Karen Purcell**

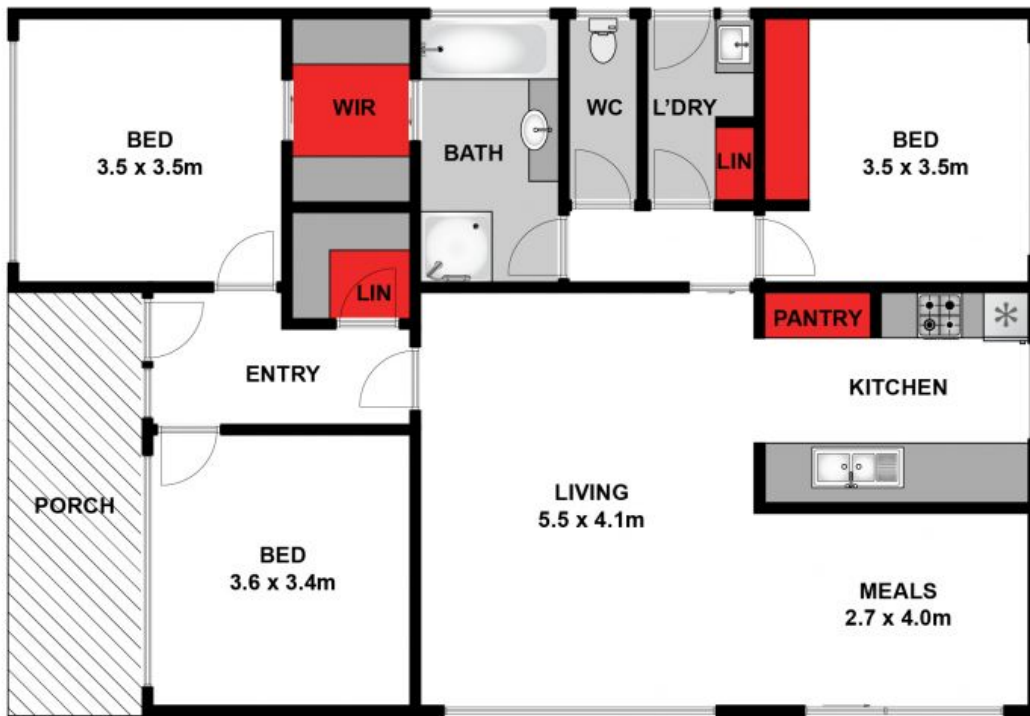
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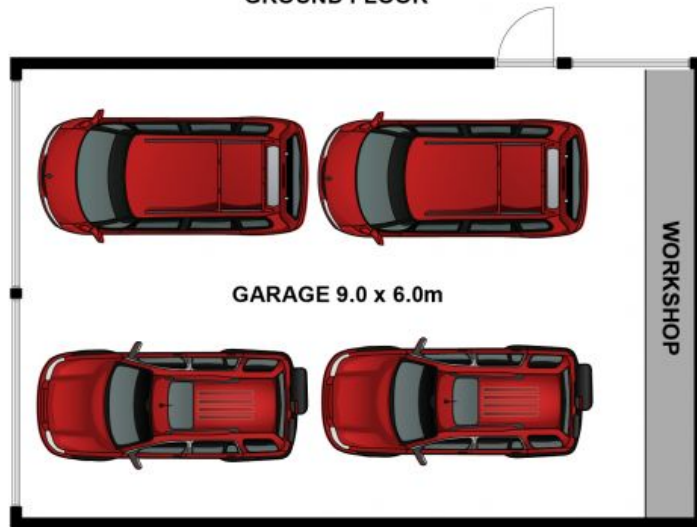
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GROUND FLOOR



(NOT IN POSITION)

Approx. Area 113m<sup>2</sup>

Whilst [bwrn.com.au](http://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.



## 4 Myuna Street, Leopold



4 Myuna Street

LEOPOLD, VIC