



34 Ash Road LEOPOLD, VIC



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## Invest, Renovate, or Develop (STCA) ? The Choice Is Yours!

Set upon a generous 766m<sup>2</sup> (approx.) parcel of land, this potential-packed property presents buyers with a myriad of options! Renovate or extend to create your dream family home, add the next addition to your investment portfolio, or use the expansive block to develop townhouses (STCA) ? the choice is yours!

A gas wall heater and split-system air conditioner provide comfort. The remote single lock-up garage with workbench provides secure parking, while the long driveway offers additional off-street parking. Full to the brim with potential, the opportunities of this Leopold gem are endless! Inspect ASAP!

**Price:** \$440,000 - \$475,000

**Property Type:** House

**Land:** 766 m<sup>2</sup>

# HAYDEN

**Karen Purcell**

0448510143

karenp@haydenleopold.com.au

**Hugh McKewan**

0417 538 779

hugh@haydenoceanogrove.com.au



Approx. Area 83m<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.



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**HAYDEN**

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