



31 Arden Avenue LEOPOLD, VIC



## Irresistible Character & Soaring Views!

You'll be charmed the moment you lay eyes on this architecturally designed residence, which showcases expansive views over Geelong and the sparkling bay waters!

Designed in the eighties, the interiors exude irresistible character with exposed brick walls and timber panelling. With recent updates featured throughout, including new carpet and floating floorboards to the upper level, you'll appreciate that there's nothing left to do except move in and enjoy.

With all living zones opening onto the generous balcony, entertaining is a dream! Retractable blinds protect from the elements, while the elevated position relishes soaring views that even capture the You Yangs.

Overlooking the private front yard, the generous Master Bedroom creates a peaceful retreat for busy parents. The walk-in robe provides ample storage, while the contemporary en suite features a large semi-frameless shower, single vanity with stone benchtops, and toilet. Two additional bedrooms with built-in robes, enticing main bathroom, and powder room compl

**Price:** \$595,000 - \$649,000

**Property Type:** House

**Land:** 774 m2

HAYDEN

**Karen Purcell**

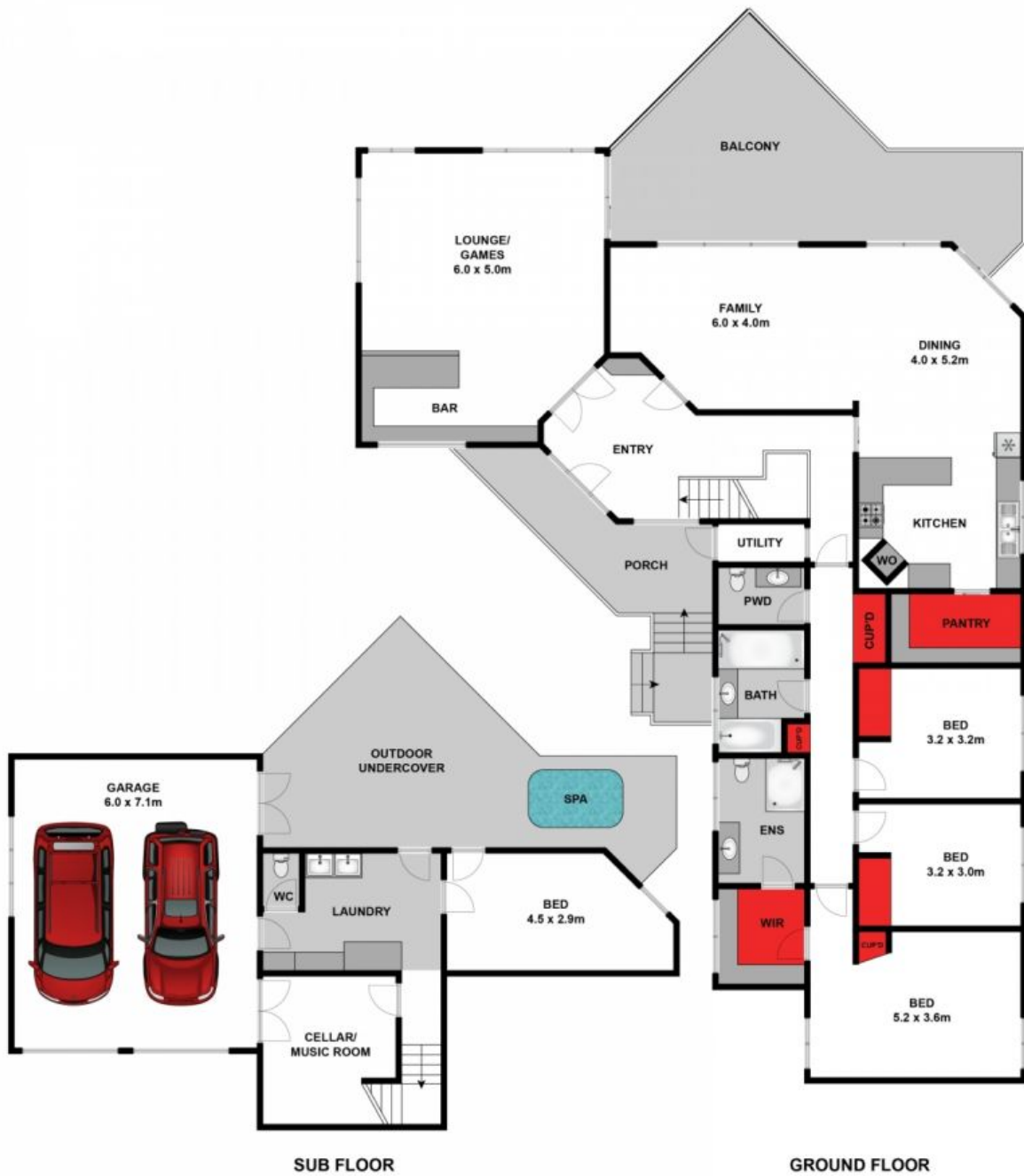
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Approx. Area 308m<sup>2</sup>

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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