



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



173-177 Melaluka Road LEOPOLD, VIC



4



2



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## Embrace Country Style Living in Leopold!

Occupying approx. 2 acres, this property offers a rare opportunity in the ever-popular Leopold! Where else can you enjoy the charms of country living while also being a short stroll from an expansive shopping centre? Home to lush lawn and established gums, the rear paddock provides a tranquil outlook and is ideal for hobby farmers or those who simply enjoy having a bit more space. Buyers and developers will also see the appeal in sub-dividing the land (STCA).

The kitchen is well equipped with a built-in pantry and appliances (dishwasher, wall oven, gas hob, rangehood).

A gas wall heater, air conditioner, and ceiling fans provide modern comfort.

Auction terms: 10% deposit, balance 90/120 days.

**Price:** \$980,000 - \$1,078,000

**Property Type:** House

**Land:** 8051 m2

# HAYDEN

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Approx House Area 210m<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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