



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



10-11 Rickman Court LEOPOLD, VIC



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### A World Of Possibilities Await In Leopold!

Set upon approx. 1 acre, this property promises a unique opportunity in a quiet pocket of Leopold! Occupied by two self-contained residences and an expansive work shed, a world of possibilities are on offer! Whether you're living with family members who enjoy their independence, planning to lease out one of the residences, or you're a tradie looking for a great work shed, this home will impress!

Public transport and the Canowindra Reserve are a short stroll away. Leopold Primary School is within easy reach, along with the Leopold Community Hub and Leopold Library. A short drive will find you at the Gateway Plaza, while the Bellarine Highway grants easy access to both Geelong and the Bellarine Peninsula.

The main residence offers a spacious layout and superb entertaining options. The open plan living zone flows through to the rumpus room, which then unites with the light-filled outdoor entertaining room. With all zones opening onto the large alfresco and outdoor area, you'll love that this seamless indoor-outdoor connection makes entertaining a breeze! Grace

**Price:** \$1,180,000 - \$1,280,000  
**Property Type:** House  
**Land:** 4002 m2



**Karen Purcell**

0448510143

karenp@haydenleopold.com.au



GROUND FLOOR



SITE PLAN

Approx House Area 466m<sup>2</sup>  
 Approx Land Area 4002m<sup>2</sup>

Whilst [bwr.com.au](http://bwr.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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**LEOPOLD, VIC**