



33-39 The Avenue LEOPOLD, VIC



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## A Hidden Sanctuary With Lake Frontage!

Don't miss this rare opportunity to secure a private lakeside property upon approx. 3.85 acres! Nestled amongst landscaped grounds, this residence comes hand-in-hand with an enviable lifestyle!

With direct access to Lake Connewarre, you can enjoy a tranquil lifestyle every day of the week. Bird life is in abundance and include, Straw-necked Ibis, Yellow-billed Spoonbills, Pelicans, Ducks, Caspian Terns, Cormorant and resident Swans to name a few.

The concrete driveway leads down to the home, where the feeling of privacy is absolute. Inside, you'll love that the picturesque landscape is captured through every window.

Two additional bedrooms with built-in robes, versatile 5th bedroom/study, main bathroom, separate toilet, and laundry complete the layout.

You'll be in comfort all year long thanks to six split-system air conditioners, electric heaters to all bedrooms, and ceiling fans throughout. Other features include double-glazed windows, CCTV security system, internal and external alarm system, and a remote-controlled

**Price:** \$1,800,000 - \$ 1,980,000

**Property Type:** House

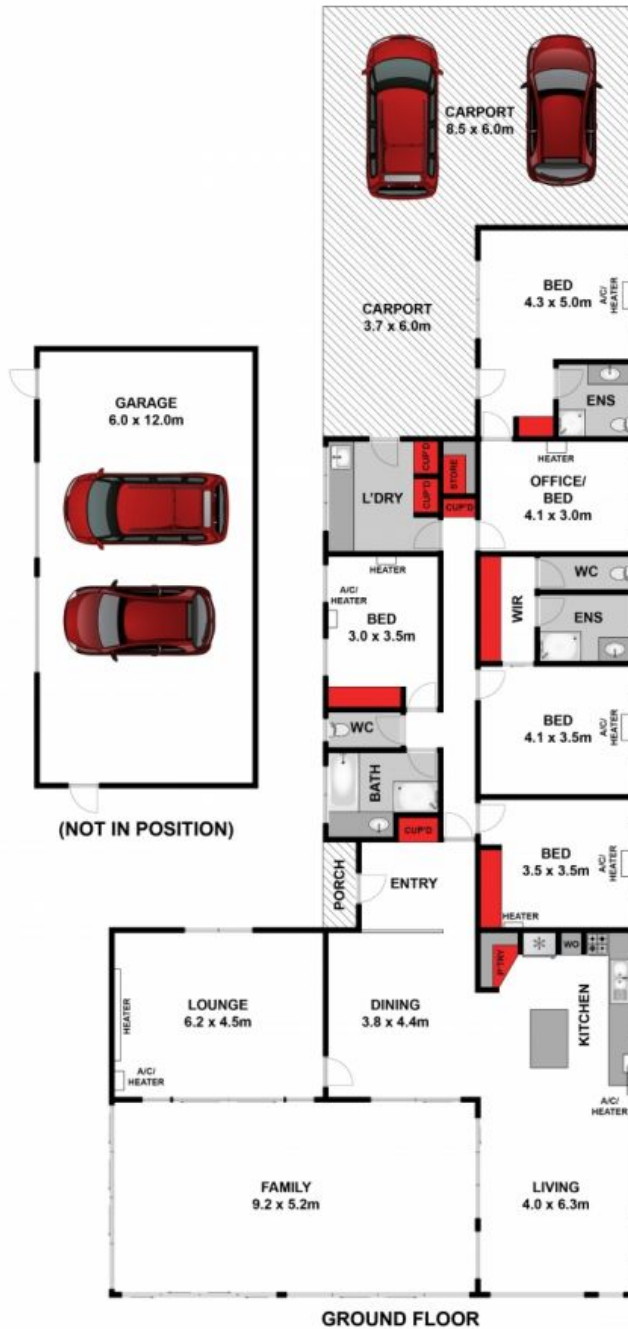
**Land:** 3.85 Acres

# HAYDEN

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Approx House Area 280m<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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