



61A Simons Road Leopold, Vic



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### Lovely Low Maintenance Property!

The generous living room inspires relaxation, with a sliding door opening onto the garden courtyard. This private outdoor setting invites you to kick back on the lawn and soak up the sunshine. The kitchen/dining zone is well equipped with an oven/gas cooktop and rangehood.

Three bedrooms (two with built-in robes) share close access to the updated bathroom, which will delight with a semi-attached bathtub. The laundry features external access to the rear service yard, while a split-system air conditioner and ceiling fans keep you comfortable throughout the seasons. The driveway features a single carport for off-street parking.

A carefree lifestyle is yours to keep with public transport, local playgrounds and the Dorothy Street shops within easy walking distance. The Leopold Community Centre and Bellarine Rail Trail are within easy reach, while the Gateway Plaza provides you with big-brand stores.

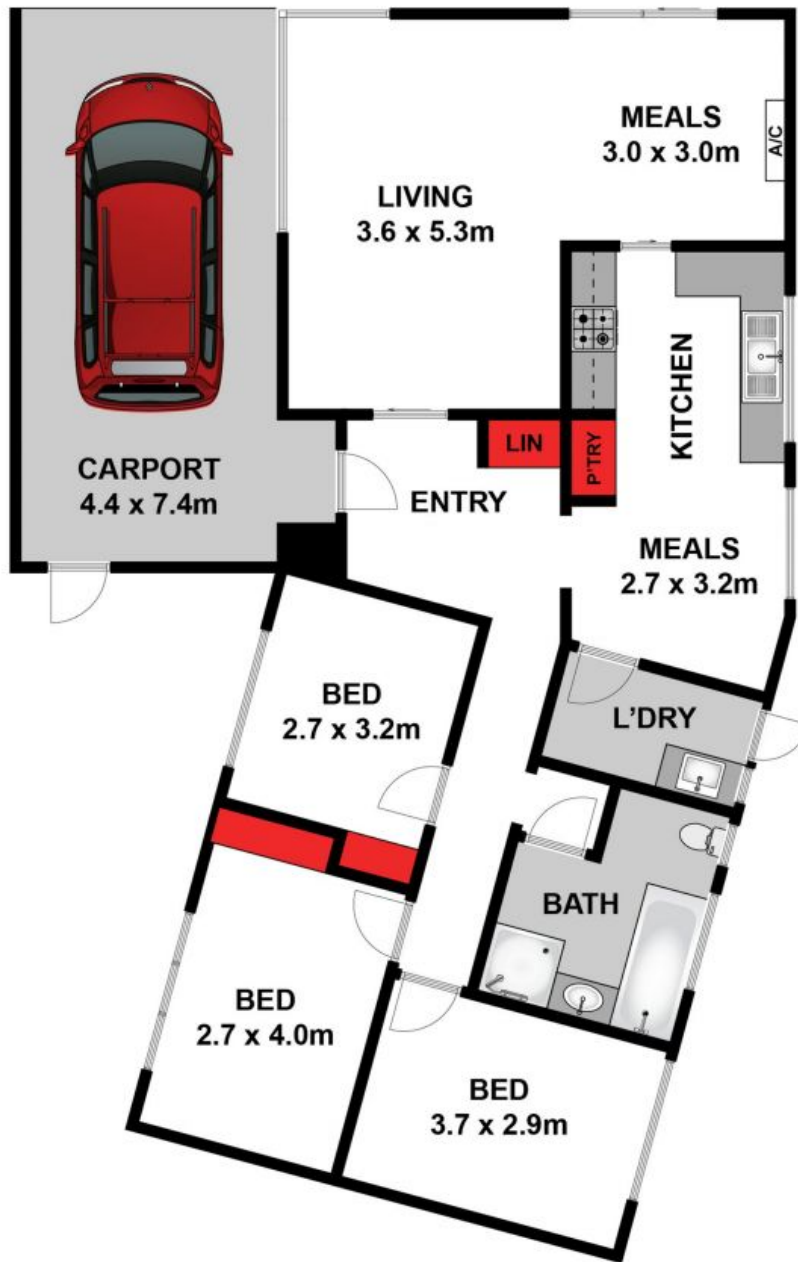
**Price:** Application Approved!  
**Property Type:** House  
**Date Available:** Friday, 28th October 2022

# HAYDEN

Hayden Real Estate -

Leopold

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Approx House Area 107m<sup>2</sup>

Whilst [bwrm.com.au](http://bwrm.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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