



33 Simons Road LEOPOLD, VIC



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## Developer Opportunity in RGZ2

Nestled within the heart of Leopold, this original mid-century home presents a prime opportunity for renovation or redevelopment. Situated on a generous 678 sqm (approx.) block, this property offers immense potential for those with a vision to transform it into their dream home or capitalise on its subdivision possibilities (STCA).

Ideal for first home buyers or investors, this property's large block size offers potential for knock-down/rebuild projects, renovation opportunities, or even subdivision (STCA). Its central location in Leopold ensures easy access to Geelong and the best of the Bellarine Peninsula. The home's mid-century construction, characterised by raked ceilings, clerestory windows, and timber panelling, provides a solid foundation for future improvements. Whether you're looking to embark on a renovation journey or seize the opportunity for redevelopment, this home offers endless possibilities for modernisation and expansion. Don't mis

**Price:** \$460,000 - \$480,000  
**Inspect:** Saturday, 11th May 2024 11:45 - 12:15  
**Property Type:** House  
**Land:** 679 m2

# HAYDEN

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