



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).

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

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

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