



### 35 Leonard Street St Leonards VIC

4 2 2

#### The Feel:

Wrapped in seaside serenity and striking a harmonious connection with its enviable location only 600m from the water's edge, this contemporary home promises the perfect blend of family comfort and laidback living. Thoughtfully planned over a bright and breezy single level, the 4-bedroom home's open plan design makes entertaining a cinch, opening to a full-width alfresco area where a grassy rear yard awaits the kids and pets. From its low-maintenance gardens to its convenient gated side access for extra vehicles, this is a home with an abundance of lifestyle appeal.

#### The Facts:

- Contemporary, family-focused 4-bedroom home in a peaceful Old St Leonards pocket
- Carefully considered for a relaxed beachside lifestyle & effortless indoor-outdoor entertaining
- Open plan living domain encourages communal gatherings, backed by the ambience of a wood burning fire
- Seamless flow to a full-width alfresco deck, covered BBQ pavilion & designated fire-pit zone
- Separate sitting room provides a space for quiet retreat or

**Price** : \$895,000-\$960,000  
**Land Size** : 569 sqm  
**View** : <https://www.bellarineproperty.com.au/80850>  
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