



10-12 Balmoral Gardens LEOPOLD VIC

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Situated on a huge allotment of approx 1699m2 and only 10km from the heart of Geelong, this lovely family home just awaits its new owners. Upstairs are 3 good sized bedrooms, which all have WIRs. There are 2 bathrooms, including ensuite to the master bedroom. The large living area has RC/AC and gas heater and leads out through double doors onto a quaint balcony, where you can sit and enjoy a cuppa and views of Geelong and the bay. Downstairs you'll find a separate formal lounge with gas log fire and a study containing built in shelving, which would also make an ideal 4th bedroom if needed. The spacious kitchen has timber cupboards, dishwasher, walk in pantry, central island bench and flows onto the open plan living and meals areas. All of this looks out onto the gardens and rear yard, which is ideal for parents wanting to keep watch over younger children. Another gas log fire and RC/AC services this portion of the home, as does the separate powder room on the ground floor. Outdoors provide more than ample room for kids, pets and entertaining. The front is beautifully landscaped, whilst the rear is divided into 2 separate sections. The first surrounds the rear of the home, whilst the dividing hedge leads through secure gates to the in ground salt chlorinated pool area with cabana for changing. Here you'll forget all your stresses as you laze the day away amidst the palms. Ideal for entertaining is the

Type : House

View : <https://www.maxwellcollins.com.au/sale/vic/geelong-district/leopold/residential/house/7455424>

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