



## 1035 Bellarine Highway Leopold VIC

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'Ash Grange' is the ultimate family lifestyle property set on 5 acres (2.02 Ha approx) in a convenient position between Bellarine beaches and Geelong. Privately set back from the road behind trees, this home has the feeling of a rural sanctuary. Featuring a 4-bedroom PLUS studio, 3-living area, 4-bathroom custom designed homestead built by Malishev Homes, a fabulous array of lifestyle assets and 2 paddocks for hobby farm pursuits, this home ticks all the boxes for a family desiring the privilege of space.

- Privately set back from the road, the home has the feeling of a rural sanctuary
- The impressive list of north-facing lifestyle assets will keep the family entertained
- Swim spa with new merbau deck surrounds
- Alfresco entertaining deck with Rain Sensor Vergola roof perfect for year round use
- Full-sized synthetic tennis court under lights
- Elevated man cave with relaxation deck in view of the tennis court
- Outdoor Bose speakers and a fire pit
- Stunning gardens and lawns including mixed fruit and citrus orchards

**Price** : \$ 1,291,600  
**Land Size** : 5 Acres  
**View** : <https://www.bellarineproperty.com.au/34299>  
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Whilst [bwrn.com.au](http://bwrn.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.

**1035 BELLARINE HIGHWAY, LEOPOLD**

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