



## 2/10 Carmichael Court Leopold VIC

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An unassuming facade masks a hidden gem within this deceptively spacious, highly functional two bedroom townhouse. Situated in a quiet but super convenient location, just minutes to the newly completed Gateway Plaza, schools and community assets; easy living is amplified and ever so tempting in this well presented, low maintenance property.

- Dual living zones offer a flexible layout, both with sunny north orientation; gifting natural light throughout
- Organic timber glazing hugs the north and east elevations, allowing passive solar effects and reduced energy costs
- Bay glimpses and distant city outlooks add an ambient backdrop to the timber kitchen and living areas
- Two spacious bedrooms and scope for a third (STCA) complete the generous layout, the master enjoying ensuite bathroom and large BIRs
- An internal sunroom compliments the outdoor alfresco deck perfectly, enhancing all season enjoyment
- Be amazed by the amount of space within the laundry/utilities room, boasting an exceptional amount of internal storage
- Secure rear placement offers privacy from the street, with

**Price** : \$ 426,000  
**Land Size** : 500 sqm  
**View** : <https://www.bellarineproperty.com.au/4408005>



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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.

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