



### 38 The Avenue Leopold VIC

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#### The Feel:

Serenity and space are yours to enjoy on this 4.4acres approx. lifestyle property. Presenting boundless opportunities for sustainable semi-rural living, it has established gardens, vegetable gardens and an orchard that will bear plentiful harvests for years to come. Beautifully appointed with quality fixtures and appliances, the contemporary home has sweeping westerly views across its own private trout-stocked lake. Enjoy the vista from the comfort of the fireside lounge or decks, or relax by the pool whilst entertaining in the large multi-purpose poolhouse. Only metres from Lake Connemara, and minutes from Leopold, it has a fenced horse paddock and a large workshop/storage shed with room for up to eight vehicles.

**Price** : \$ 1,560,000  
**Land Size** : 1.8 ha  
**View** : <https://www.bellarineproperty.com.au/6484803>



**Levi Turner**  
**03 5254 3100**

#### The Facts:

- One of the Bellarine's best kept secrets, tucked away in a secluded location
- Elevated position captures expansive views over the rainbow trout-stocked dam
- Relax by the solar-heated 12x4m pool set amongst low maintenance surrounds



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.

## 38 The Avenue, Leopold

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