



## 21 Estuary Boulevard Leopold VIC

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### The Feel:

Step into ready-made lifestyle excellence with this contemporary 3BR home, providing light-filled spaces, generous proportions, and low-maintenance liveability. With a spacious floorplan that will appeal to families and downsizers alike, this quality abode is perfectly positioned in the ever-popular Estuary Estate, directly opposite the local sporting grounds. Continuing the convenience, nearby Melaluka Road offers easy access to the Gateway Plaza, making it the perfect lifestyle offering for those seeking style, space, and position.

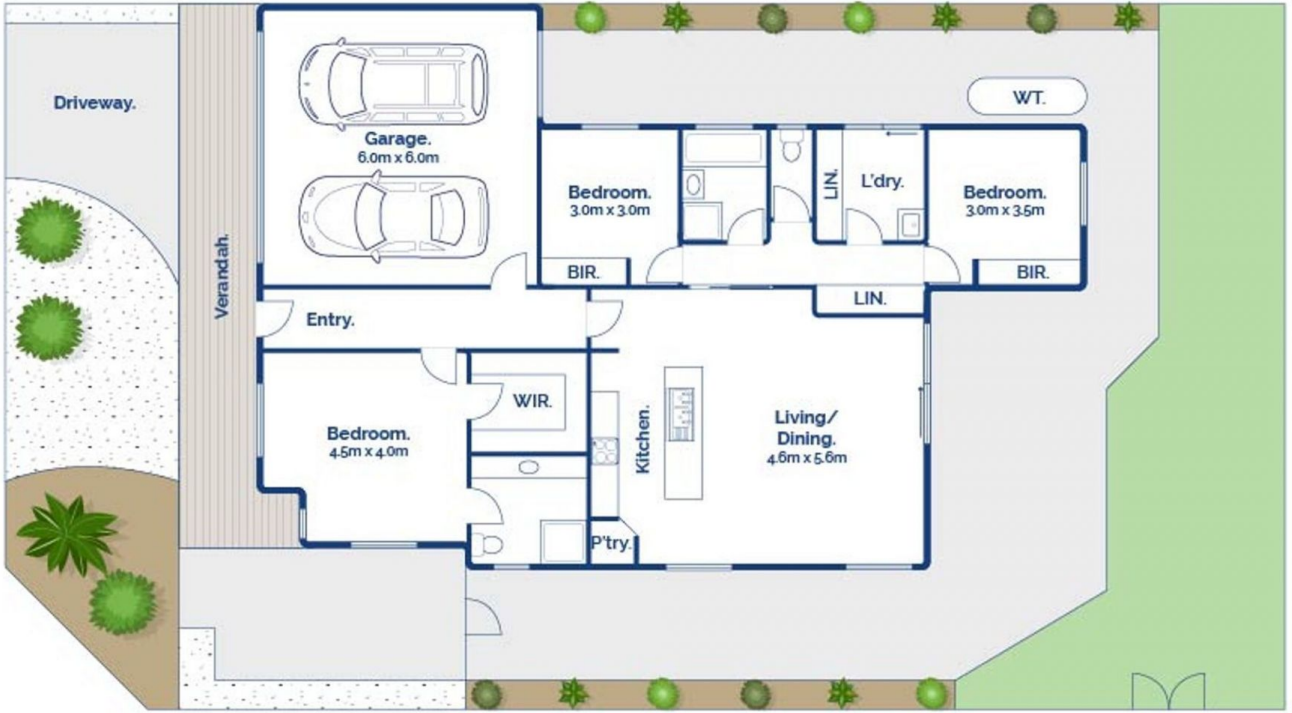
### The Facts:

- Quality single level Signature Homes residence featuring a generous open floorplan with a bright & breezy feel
- Perfectly positioned in the family-friendly Estuary Estate, opposite the sporting grounds, & with playgrounds & BBQ facilities just a short stroll away
- Spacious enough for families, low-maintenance enough for downsizers & offering appeal for first homebuyers & investors
- Generous floorplan includes 3 BRs & 2 bathrooms, cleverly zoned for family-friendly useability

**Price** : \$ 645,000  
**Land Size** : 438 sqm  
**View** : <https://www.bellarineproperty.com.au/70309>  
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