






#### 44 Duchess Drive St Leonards Victoria

4  2  2 

#### The Feel:

Immerse yourself in a blissful way of life with this contemporary family home that is perfectly set up for effortless living, laid-back entertaining or an idyllic holiday lifestyle. Presenting as new, the 4-bedroom residence brings together modern inclusions and sun-drenched north-facing living, and rests wonderfully close to the boutique town centre and crystal-clear waters of Port Phillip Bay. A perfect blend of privacy and convenience, and offering a true lock-and-leave opportunity, this is your ticket to a sought-after, year-round Bellarine Peninsula lifestyle - don't delay!

View : <https://www.bellarineproperty.com.au/7247831>



**Christian Bartley**  
03 5254 3100

#### The Facts:

- Immaculately presented single level family residence, located in the popular Bay Breeze Estate
- Exceptional easy-care home makes for convenient permanent living, fuss-free holidays, or a quality lock-and-leave investment choice
- Contemporary interiors boasts 4-bedrooms & dual living zones, providing space & privacy for the whole family
- Orientated to capture all-day sunshine, the open plan kitchen, living & meals is a light-filled communal hub