

# 2 Collett Court, St Leonards, Vic 3223



## House For Sale

Wednesday, 8 January 2025

2 Collett Court, St Leonards, Vic 3223

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 7**

**Area: 852 m2**

**Type: House**



Harley Lewis  
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**\$750,000-\$820,000**

Defined: Presenting an ideal entry-level haven or convenient family-friendly address, this spacious single-level home serves as a warm and welcoming foundation for those seeking a private retreat only a short walk from St Leonards Primary School, First Avenue Beach and St Leonards Township. Set amongst gardens that demand minimal upkeep, the three-bedroom layout fosters family togetherness with an open living and dining domain, while an adjoining kitchen frames rear garden views beyond a wall oven, four-burner gas cooktop, dishwasher and dual sink. Perfect for now with a sensational foundation for further enhancement, this prized court locale meets the needs of young families or couples with a vision for their future.

Considered: Kitchen: Original cabinetry, four-burner gas cooktop, wall oven, dishwasher, dual sink, exposed rangehood, window with garden aspects, roller blind, fridge cavity and tiled floors. Open Plan Living/Dining: Defined by carpet and tiled floors, window with blackout curtain, sliding door access to rear deck. Master Suite: Carpet underfoot, large window with curtain, built-in robes. Secondary Bedrooms: Two, each with carpet underfoot and only one with built-in robes. Main Bathroom: Updated, with separate tub and standard shower with wall storage, single vanity with underbench storage, mirror with eye-level storage, and separate toilet. Outside: A sun-drenched rear deck links the interior living space with a flat yard, ready for a creative eye to develop. Spanning 852sqm (approx.) of land, the address comes complete with rear garden shed, easy drive-through access and ample off-street parking.

Luxury Inclusions: Gas ducted heating, wall air conditioning unit, Colorbond roof, weatherboard exterior, crushed rock driveway and parking bay. Close by Facilities: St Leonards Primary School, St Leonards Golf Club, Northern and First Avenue Beaches, Murradoc Road shops, St Leonards Hotel, St Leonards Lake and Playground, Bellarine Sharks Soccer Club, St Leonards Salt Lagoon, Geelong CBD and Waterfront via Murradoc Road. Ideal For: First-time buyers, investors, and those with a creative vision.

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