

**31 Kanimbla Avenue, Leopold, Vic 3224**



**House For Sale**

Wednesday, 15 January 2025

31 Kanimbla Avenue, Leopold, Vic 3224

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 596 m2**

**Type: House**



Kingston Wade  
0438033999

## **\$500,000-\$550,000**

Located in the highly sought-after suburb of Leopold, this property is awaiting its new owner. Offering 3 spacious bedrooms, 2 bathrooms, 2 living areas and a private backyard, this property is ideal for those looking to renovate and create a beautiful family home. On entry is a generous living room which flows through to the open plan kitchen, living and dining area. The kitchen offers plentiful storage, gas cooktop, new dishwasher and an electric wall oven. Accommodation is comprised of a large main bedroom with dual built in robes and ensuite as well as 2 more bedrooms with built in robes and are serviced by a large central bathroom with separate toilet. Features include:- Split system A/C- Laundry- Ceiling fans in main bedroom and living area- Gas wall heaters- Large semi-enclosed double carport Outside you will find a private side yard with plenty of potential. Located next door to Leopold Kindergarten, Ash road shops at the end of the street, and just a few minutes away from Gateway Plaza Leopold, and Leopold Primary School. This is an ideal spot for a young family, first home buyer or savvy investor.