



 Bellarine

# 31 Champion Rd Leopold

\$830,000 - \$850,000

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## A sun filled sanctuary by the bay

Discover effortless living in this beautifully maintained Bailey home, offering the perfect balance of privacy, comfort and everyday convenience. Ideally positioned just a short stroll from the orchard and clubhouse, you'll enjoy easy access to resortstyle amenities including an indoor pool, spa, sauna and cinema. With walking tracks to the bayfront and a welcoming community feel, life at Bellarine offers something special at every turn.

Home features include:

- Large, landscaped backyard
- Designer kitchen with luxurious appliances
- Butler's pantry with direct access to the laundry and double garage
- Spacious openplan dining and lounge opening onto a sunfilled rear deck
- Luxurious bathroom with highend fittings
- Master bedroom with generous walkin robe and private ensuite
- Two additional large bedrooms
- Ducted heating and cooling, ceiling fan, and access to community solar benefits
- Double remote garage with access to the rear garden

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