



EASTWOOD ANDREWS



### 18 Athlon Avenue Leopold VIC

3 2 2

This 3 year old three bedroom freestanding unit is situated in a lovely quiet street in the heart of Leopold. With the Leopold Friendly Grocer and Fish and Chip shop at the end of the street on Ash Road, 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. Currently tenanted for \$435 per week until Nov 2023, the current tenant would love to stay on for another 2 years if possible.

Situated on a low maintenance allotment of 309m<sup>2</sup>, this property comprises of an open plan kitchen/dining/family, 3 large bedrooms - one with ensuite and walk in robe, remaining two both have built in robes. The family bathroom provides separate bath and shower and separate toilet.

Stunning polished floorboards throughout, split system

**Price** : \$ 515,000  
**Land Size** : 309 sqm  
**View** : <https://www.eastwoodandrews.com.au/sale/vic/geelong-district/leopold/residential/unit/7065852>



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