

Property Package Fixed Price

Estuary Estate

1712 Hama Ave Leopold VIC 3224



\$584,700

Nestled just a short drive away from Bellarine's breathtaking beaches and a mere 10 kilometres from Geelong's CBD, this is living at its finest. Established in 2009, Estuary Leopold quickly became a sought-after gem, selling out in record time. Now, we're excited to introduce the second phase, giving you a chance to be a part of this thriving neighbourhood. With Geelong just a short drive from Estuary, you'll enjoy effortless access to everything the city has to offer. Spend your weekends shopping at Westfield, dining at local favourites, or enjoying a drink along the vibrant waterfront. Whether

LAND PRICE \$245,000	LAND SIZE M ² 210.0
BUILD PRICE \$339,700	BUILD SIZE M ² 124.57
LAND REGISTRATION Titled	EST. RENTAL RETURN P/W ON REQ.

SYED JAFAR
0417122787
jafar@xpansion.com.au

FLOOR PLAN

SINGLE DWELLING

Total Area

124.57 m²



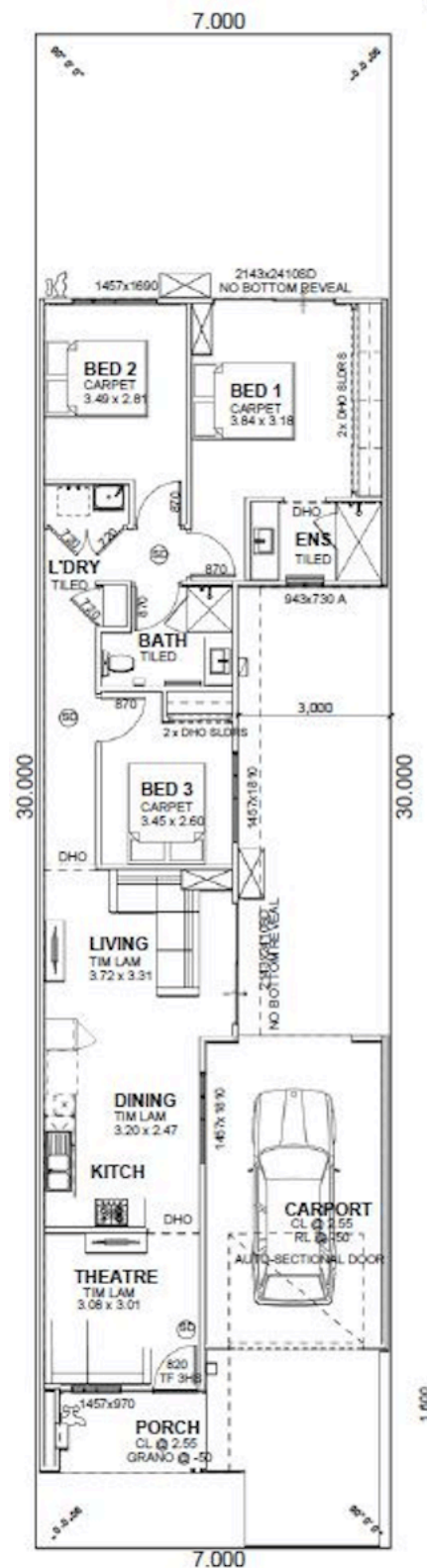
3



2



1



Floorplan, facade, and all measurements are approximate and subject to change. Images, colors, and dimensions are for illustration only and may differ from final product. Prices shown are examples and may change without notice. Additional fees may apply. Lot widths may vary based on estate requirements and council guidelines. Contact your sales consultant for complete terms and conditions.