



## 41 Leonid Drive ROCKBANK VIC

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This fantastic opportunity situated on a 665m2 (approx.) allotment is just oozing with potential.

**Land Size** : 665 sqm  
**View** : <https://www.ypa.com.au/7399435>

Comprising of three bedrooms, a large living area upon entry, well-appointed kitchen with adjoining meals area, full bathroom, separate toilet and good sized laundry provide everything required to make this property home.

Moving outdoors, the home is further complimented by more than enough room to run and play, accommodate vehicles and equipment, and even potentially subdivide (STCA) to maximum your return.

Above all, this is a great investment within a highly sought after area and boasts nothing but potential and is only minutes to the Western Ring Road and local amenities.



**Shane Spiteri**  
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## 41 Leonid Drive, Rockbank

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

