

## 23 Von Nida Avenue BARWON HEADS VIC

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Looking for a new project in an established part of town? This home presents a perfect canvas to create your dream beach home, or possibly a no fuss holiday getaway. On the corner of two very quiet, sought after leafy streets in the lovely coastal village, the solid, quality built colonial ranch style home remains in its complete original state. These great bones offer the perfect start to add your own personal style to give a modern touch to this great home. A well sized corner block offers scope to extend, add a pool (STCA), or store the caravan or fishing boat.

Characteristic floor to ceiling timber windows feature throughout the home, complimenting the brick faade and allowing endless natural light to flood the two bedrooms and all living areas that lie along the north face of the property. A full length verandah offers a relaxing spot to sit and unwind amongst the mature trees that fill the gardens, while also providing living spaces perfect protection from the harsh summer sun. The three bedroom home offers an ideal lifestyle for a family with young children. School and kindergarten facilities are a short stroll away offering park like spaces for the kids and pets, while the golf course and thriving retail district are also within walking distance.

All three bedrooms include built in robes, plush carpets and a ceiling fan to the master. The central bathroom is well sized and in excellent condition with tiling and timber cabinetry. An easy makeover could provide a luxurious, spacious wet area. Living zones consist of formal carpeted lounge linking to open plan dining/kitchen area. The solid timber kitchen cabinetry is well designed in a practical and timeless style providing wall oven, dishwasher and breakfast bar. Double sliding cavity doors between dining, lounge and a further living/rumpus room allow the various living zones to be opened for extensive family living, or segregated to allow for privacy when required. A split system provides temperature control in the main living, while the rumpus room is heated by wood fire. With endless options, the slate floored rumpus room is extensive in size and provides outdoor access to a covered alfresco area with built in BBQ. This outdoor space also links to the split level garden complete with garden shedding, mature fruit trees, and street front double gates.

A great solid home in a fantastic location, ripe for refurbishment!

**Price** : \$ 550,000  
**Building Size** : 17 Sqrs  
**Land Size** : 586 sqm  
**View** : <https://www.bellarineproperty.com.au/1503326>



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