



### 31 Margate Street Barwon Heads VIC

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This historic cottage close to the Barwon Heads village offers scope for renovation, or to begin afresh and build your dream home (STCA). This charming four bedroom, one bathroom home has an open plan kitchen, living and dining, with sunroom and lounge, and two outdoor entertaining zones. With the beach and village on your doorstep, this unique opportunity to secure a piece of tightly-held real estate is too good to miss! Inspect today!

- Level allotment measuring 511sqm approx.
- Weatherboard cottage with gable roof and front verandah
- Heritage features include leadlight, hardwood flooring, wood panelling and bay window
- Elevated ceilings, double hung windows and French doors create a sense of spaciousness
- Lounge with open fire, built in shelving and French doors to front verandah
- Light, open plan kitchen, living and dining with warm hardwood panelling to walls and ceiling
- Kitchen with solid wood cabinetry, upright gas cooker and WIP with fridge nook.
- Wood stove to kitchen with tessellated hearth, functional as oven or heater

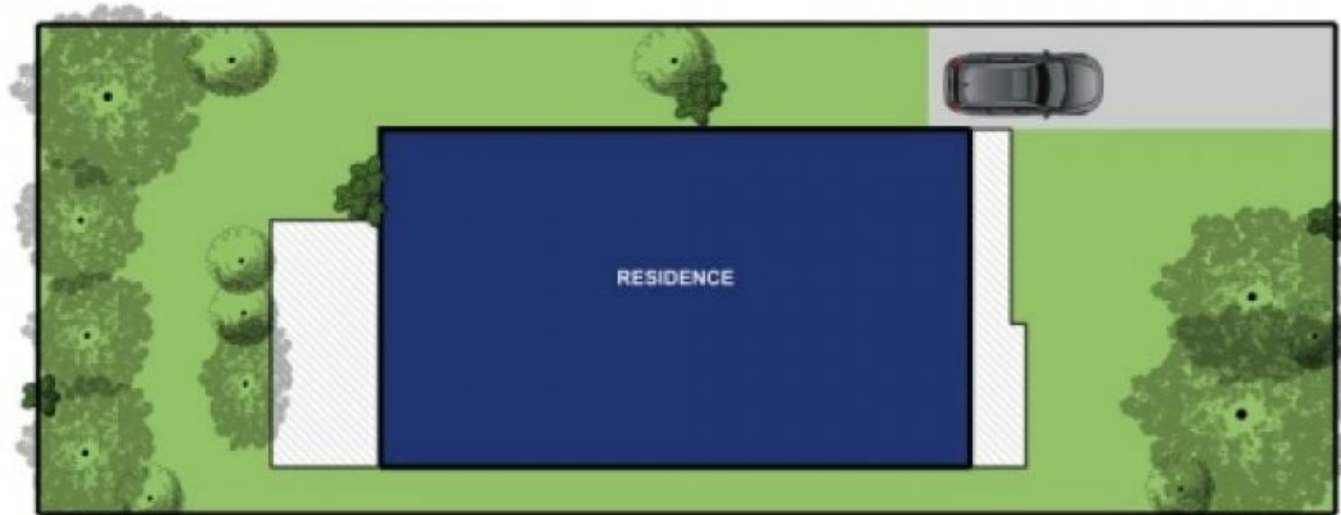
**Price** : \$ 789,000  
**Land Size** : 511 sqm  
**View** : <https://www.bellarineproperty.com.au/17343>  
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**31 MARGATE STREET, BARWON HEADS**



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