



## 45 Taits Road Barwon Heads VIC

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The opportunity to secure a block of 1400sqm in Barwon Heads is nearly unheard of these days. But throw in the addition a charming four bedroom home, built by well respected local builder, Ashley Crowe, and you have a recipe for a great home with endless potential and options.

**Price** : \$ 1,000,000  
**Land Size** : 1400 sqm  
**View** : <https://www.bellarineproperty.com.au/2610405>

- Four bedrooms, three bathrooms, two living areas and two kitchens provide ample space for the largest of families
- The ground floor comprise of master bedroom, en suite, second kitchen and living room
- Third bathroom sits on the ground floor for easy wash off after the days at the beach
- The upstairs open plan kitchen/living, alfresco living and the family room spill onto north and south/west balconies
- The enormous deck is sublime and gives you a sense of being amongst the tree tops
- 3 further queen-sized bedrooms and a fresh bathroom are located off the main living
- Double glazed windows, fireplace, passive solar design and ceiling fans assist comfort throughout the seasons
- Potentially the option to subdivide a block from the rear of the property (STCA) up to 850sqm approx.
- Perfectly laid out for dual occupancy with proven holiday



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234.88m<sup>2</sup> (approx)

45 TAIT'S ROAD, BARWON HEADS



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.