



37 Wattlebird Crescent Barwon Heads VIC

3 2 2

The Feel:

Characterised by soaring cathedral ceilings, timber panelling, new engineered timber floors and the ambience of a gas log fire, this property also boasts ample parking and storage, established gardens, and a genuine 200m 'walk to the river' position. Promising instant appeal and a bright future, this characterful weatherboard home will appeal to those considering a coastal residence to enter the Barwon Heads market. Close to the river and tucked away in a quiet neighbourhood on 786sqm (approx) of land, this charming and well-presented home can be enjoyed immediately as a permanent residence or rental investment. Scope exists to enhance or renovate when you're ready, with the promise of plenty of space to add your own inspiration.

Price : \$ 1,475,000

Land Size : 786 sqm

View : <https://www.bellarineproperty.com.au/71758>
82



Peta Walter
03 5254 3100



Levi Turner
03 5254 3100

The Facts:

- Make it your home, make it your beach house or rent it out, the choice is yours!
- 786sqm land (approx) in court location, only 200m stroll to river boardwalk
- Oriented to embrace the sunny west aspect
- Sense of space amplified by soaring timber-lined cathedral



3 2 2

37 Wattle Bird Crescent, Barwon Heads

bellarine **b** property
rentals. commercial. sales. projects.

Whilst bwrn.com.au has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.