



32 Golf Links Road Barwon Heads VIC

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The Feel:

Positioned in an enviable position in easy walking distance to the Golf Club, school, shops and river, don't miss this opportunity to secure a 3 bedroom weatherboard home set on a large 810m2 approx allotment. The existing open plan home with sunny and light kitchen/meals and living area is ideally oriented to capture the northerly aspect, with a deck and fully fenced yard, or seek approval for a new development (STCA) of two or three townhouses.

The Facts:

- Weatherboard home in a prized central location in old Barwon Heads.
- Set on 810m2 approx. within current zoning that supports further development (STCA)
- Easy walking distance to Golf Club, school, shops, river & beach
- Master bed with BIRs and semi en suite, plus 2 other minor bedrooms
- Open plan kitchen, meals and living area with hardwood floors & bifold doors flowing onto sunny deck
- Open kitchen with Caesarstone benches and louvre windows for airflow, & blackout blinds throughout

Price : \$2,250,000-\$2,450,000
Land Size : 809 sqm
View : <https://www.bellarineproperty.com.au/7677965>



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32 Golf Links Road, Barwon Head

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