



### 2/3 Clifford Parade Barwon Heads VIC

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Sensationally positioned in the heart of the action, mere footsteps from the vibrant Hitchcock Avenue shopping & dining precinct, this beautifully appointed property is awash with northern light and features an easy flow interior.

Set over 2 levels, featuring an open plan living, kitchen & meals area. Entertainers will appreciate the well-equipped kitchen with a full suite of s/s appliances including 900mm freestanding oven + stone benchtops & WIP

An open 2nd living area at the top of the stairs is an ideal retreat or impressive home office space. 2 well-appointed & robed bedrooms (master with WIR)

Luxe bathroom features a large walk-in shower with frameless glass screen, sleek stone benchtops & a separate powder room with stone benchtop.

Split system heating & cooling to both levels.

SLUG with internal access for secure off-street parking.

Outstanding walkability to the best of Barwon Heads including river beaches (450m), 54-acre Village Park (750m), golf club (850m) & primary school (450m)

-With nothing left to do, don't miss this opportunity to simply sit back, relax and enjoy all this sensational position has to offer.

View : <https://www.bellarineproperty.com.au/7975021>



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