



### 13 Mooroopna Court BARWON HEADS VIC

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From the striking street front to the brilliant outdoor area, this architecturally designed property, by Hamlan Homes, creates a stylish and practical space in which your family will thrive.

The 32.7 square home, completed in 2007, features soaring ceilings, polished concrete floors, and walls of windows providing views of the garden and a striking courtyard water feature; this comfortable space is perfect for family life. Employing the Passive Energy Design, the home can be cooled naturally, easing your carbon emission footprint. Hydronic heating throughout keeps the winter chills at bay.

The home has a modern kitchen overlooking the main living area. A clever open study adjoins the kitchen, creating a versatile home office where you can get some work done and keep an eye on dinner!

The home's three bedrooms are all spacious and fresh, with carpet and built-in robes for comfort and convenience. The luxurious master bedroom will satisfy all your creature comforts with a large walk-in robe and modern en suite.

**Price** : \$ 0  
**Building Size** : 33 Sqrs  
**Land Size** : 813 sqm  
**View** : <https://www.bellarineproperty.com.au/1503021>



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