



## 21 River Parade BARWON HEADS VIC

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Directly opposite the river in one of Barwon Heads' most prized locations, this beautifully updated 2-storey 3-bedroom residence provides comfort and charm in idyllic surroundings. Screened by Moonah trees and serenaded by birdsong, you'll find yourself at home in peace and privacy.

Enter from the native front gardens to find glowing timber accents and feature doors throughout, slate flooring in the spacious downstairs living area, large bedroom with robes, and laundry with adjoining bathroom.

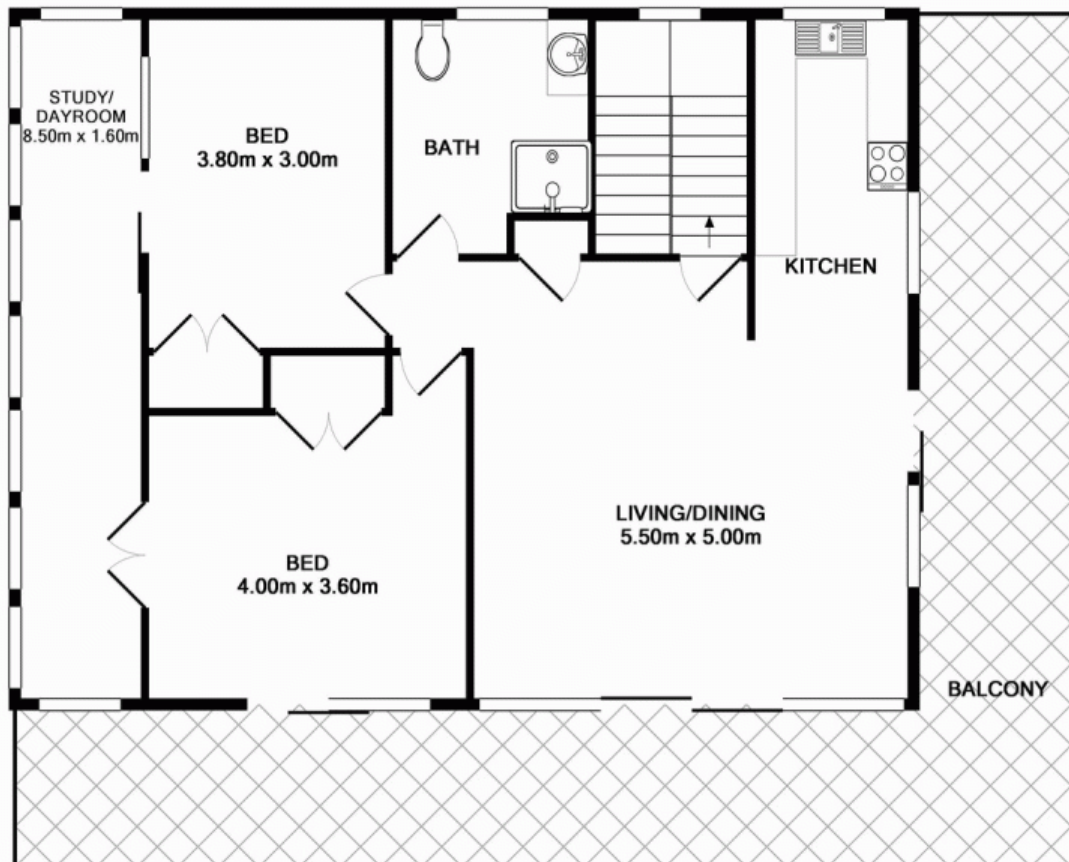
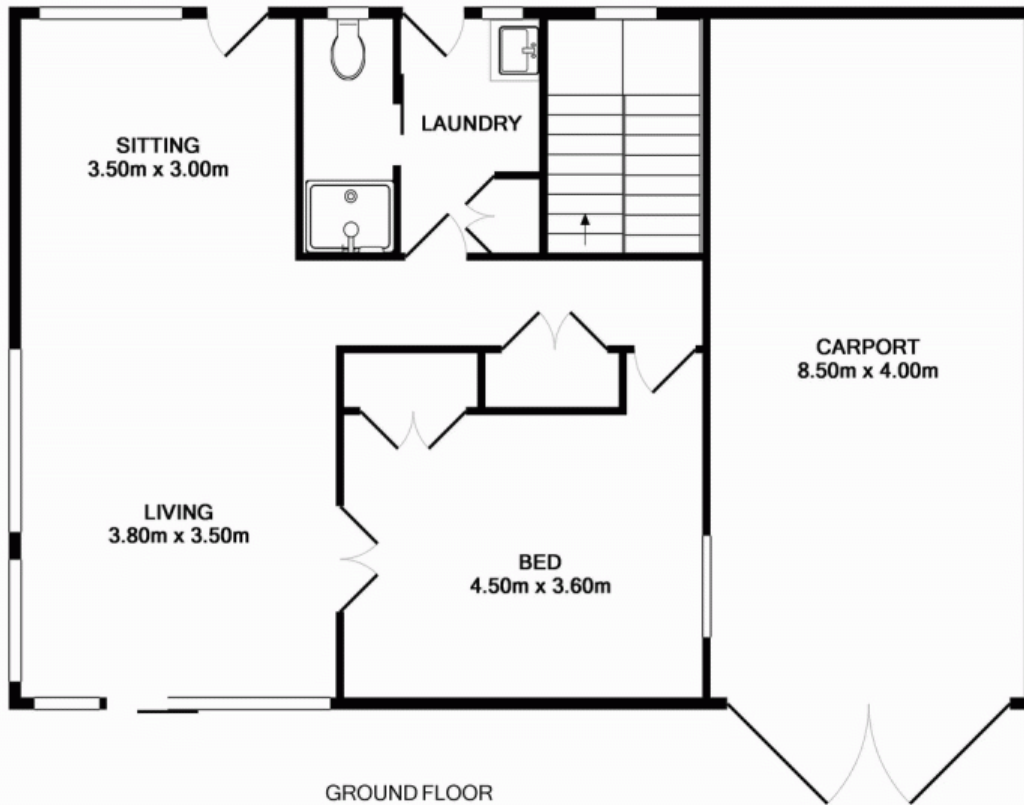
The upper level features gleaming polished floorboards and comprises 2 bedrooms with robes, both accessing a lovely long dayroom/study; a modernised bathroom with floating timber floor; a timber galley-style kitchen serving a superb living/dining area with air conditioner, gas space heater and floor to ceiling door and windows opening to the L-shaped balcony with river glimpses through the treetops.

With a paved rear patio, low-maintenance gardens, a secure enclosed carport plus a workshop/garage and extra off-street parking, this exceptional property is sure to leave

**Price** : \$ 820,000  
**Land Size** : 705 sqm  
**View** : <https://www.bellarineproperty.com.au/1503109>



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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