



## 6 Hogan Drive BARWON HEADS VIC

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Here's a fantastic opportunity for the canny investor in Old Barwon Heads: in a coveted location close to golf, schools, shops and beaches, this classic beach cottage on a generous 719sqm allotment is ready and waiting for new owners to lend it a new lease on life. Offering perfectly comfortable coastal living as-is, there is also enormous potential for renovation or a complete redevelopment (STCA).

It features 4 bedrooms; a spacious living/dining area with air conditioner and space heater, served by a good kitchen with breakfast bar; and sliding doors to a big deck and large rumpus/billiards room with air conditioner, overlooking the north-facing rear yard and gardens. A laundry, bathroom with separate toilet and a carport complete this cosy home.

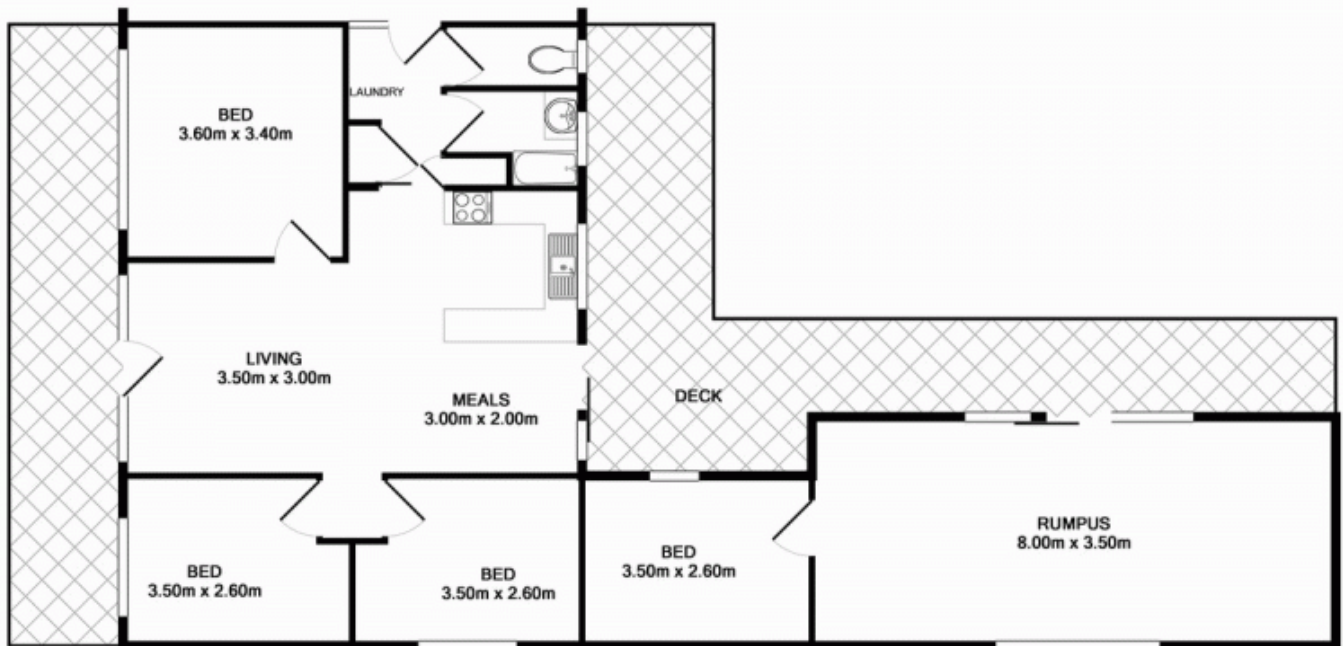
You may even choose to subdivide for multiple dwellings - the potential on offer here is just enormous. With a market value that will only increase, this is your chance to make your mark and secure your future. Arrange an inspection today, and set your imagination racing!

**Price** : \$ 543,000  
**Land Size** : 719 sqm  
**View** : <https://www.bellarineproperty.com.au/1503113>



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CARPORT  
7.00m x 4.00m



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