



## 46 Cottesloe Drv BARWON HEADS VIC

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Tucked away in a quiet street and nestled amongst low-maintenance gardens on a generous allotment, this classic beach house presents a sensational opportunity in ever-popular Barwon Heads. With a versatile floorplan providing up to 3 bedrooms and offering comfortable living in its current state, there is enormous potential for renovation or even a complete redevelopment to create your own dream seaside home (STCA).

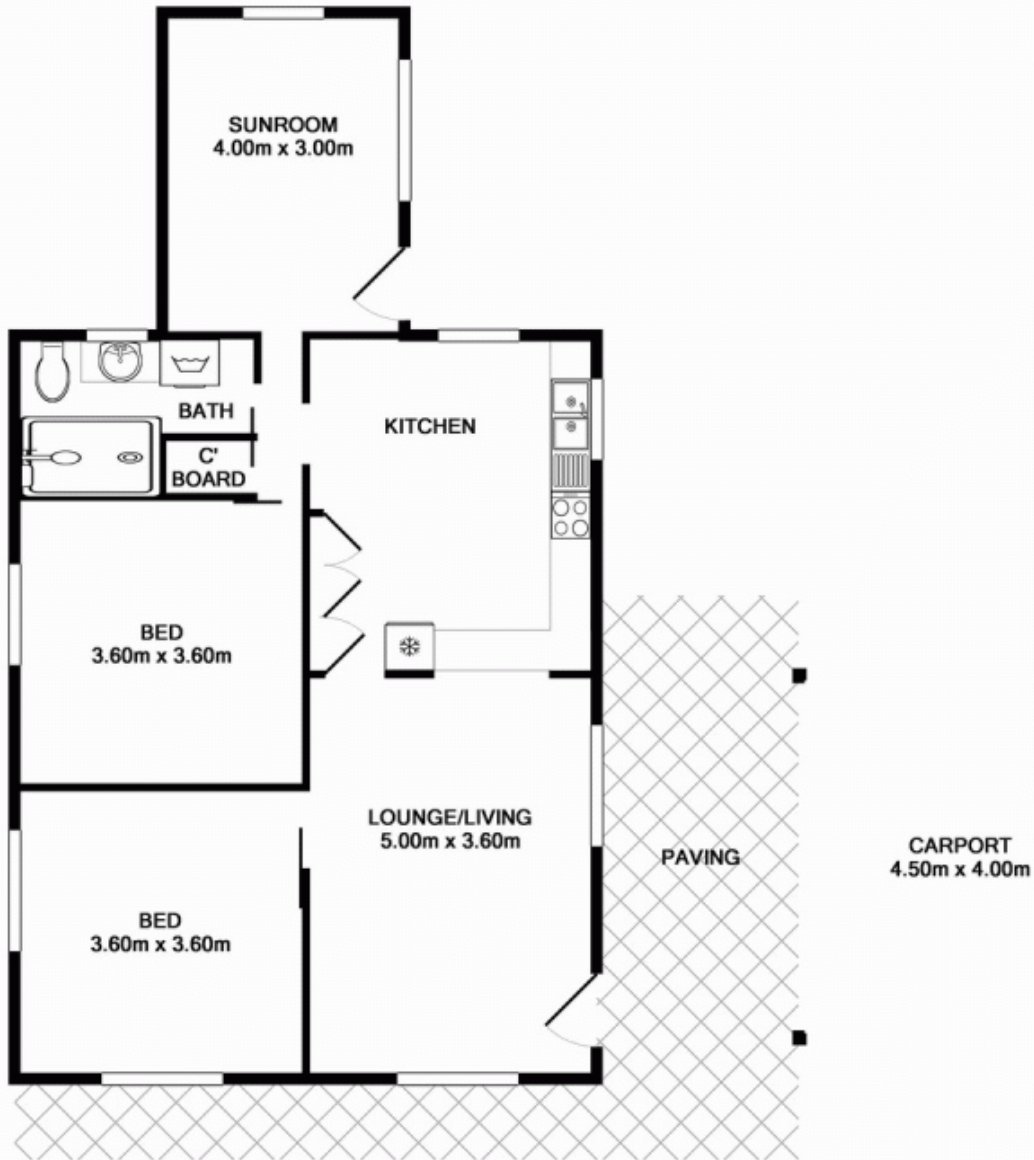
The bright and tidy home features a spacious carpeted living room with electric heater; a large kitchen/meals with electric appliances and breakfast bar; 2 carpeted bedrooms to the front; a sunny second living area or 3rd bedroom at the rear with split-system air conditioner; and a modernised bathroom with laundry facilities.

Beyond the rear lawn, you can walk through the Moonah trees of the nature reserve to the Community Arts Garden. With a carport, garage, garden sheds and easy access to shops, schools, beaches and 13th Beach Golf Course, this home provides excellent value for money in a highly sought location. Don't let this one slip away!

**Price** : \$ 462,000  
**Land Size** : 585 sqm  
**View** : <https://www.bellarineproperty.com.au/1503127>



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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