



## 75 Hitchcock Avenue BARWON HEADS VIC

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If this home was located anywhere else in Barwon Heads it would be a fabulous prospect as a spacious and comfortable family home. However, that is only half the story! This lovely 5 bedroom home is set back on a huge 901m2 block located on the corner of Memorial Lane and Barwon Head's charismatic main street, in a section zoned for Mixed Use (ie. allowing both residential dwellings and business enterprises).

Frontage to both Hitchcock Avenue and Memorial Lane provides exceptional access. There is plenty of room, front and rear of residence, all in all allowing a range of fabulous scenarios.

1. Live in and enjoy the superb existing family home in a premium location
2. Retain the existing residence for family living or rental and develop the front of the property as a commercial enterprise/s;
3. Demolish the existing residence and develop the front of the property as commercial enterprise/s and build new residential dwelling/s at the rear (architect drawn plans consistent with the Barwon Heads Structure Plan 2010

**Price** : \$ 1,100,000  
**Land Size** : 901 sqm  
**View** : <https://www.bellarineproperty.com.au/1503164>



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