



### 3 Talbot Street BARWON HEADS VIC

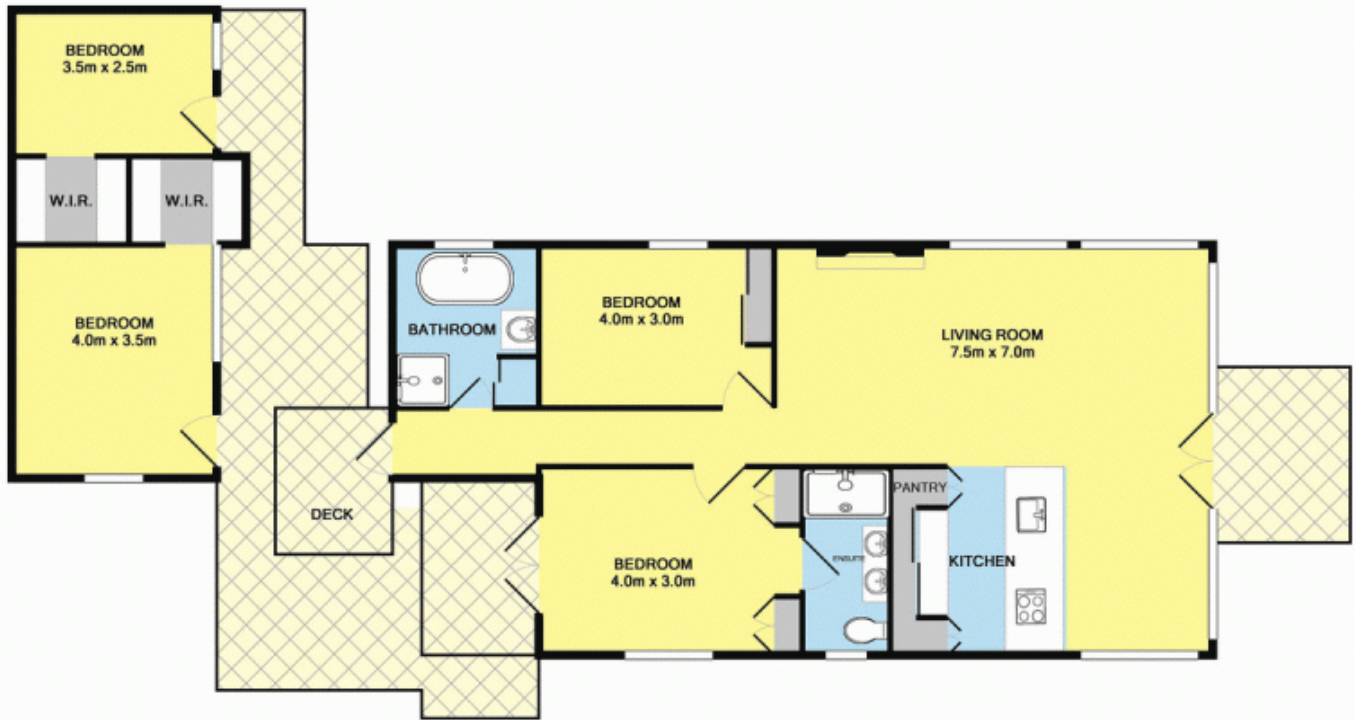
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Beautifully positioned in one of the finest streets in Barwon Heads, just metres from the river, this pristine 4 bedroom / 2 bathroom cottage has been lovingly renovated with an elegant style of rich timbers and whitewashed walls throughout. Quality fittings have been used in this tasteful renovation, tap fittings and tiles have been cleverly selected to give the kitchen & bathrooms that designer edge. The stylish kitchen of this home features all the modern appliances, provincial display cupboard & drawers, the timber waterfall bench is a statement of it's own, overlooking the open plan living area with an open fireplace. While French doors add to the graceful charm of this property, it also offers access to the surrounding deck, and a separate bungalow at the rear of 2br's with WIR - ideal guest retreat. The north facing living area boasts a wall of windows looking to the stunning low maintenance gardens filled with flowering natives. Another large entertaining deck is set amongst the native plants allowing you to relax and absorb the seaside living. A short stroll to shops, cafe's and the yacht club, this extraordinary location will leave you speechless.

**Price** : \$ 1,160,000  
**Building Size** : 16 Sqrs  
**Land Size** : 465 sqm  
**View** : <https://www.bellarineproperty.com.au/1503187>



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TOTAL APPROX. FLOOR AREA 119.4 SQ.M.

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.