



## 12 Cottesloe Drive BARWON HEADS VIC

2 1 1

This charming cottage is ideally located on a quiet street very close to the fifty-four acres of Barwon Heads' village park. The home has a sunny outlook and sits on a spacious, uncluttered, private block. It will appeal to many prospective buyers because of its honesty, simplicity and wonderful location and it presents an ideal opportunity to live in the elite Surf Coast enclave of Barwon Heads.

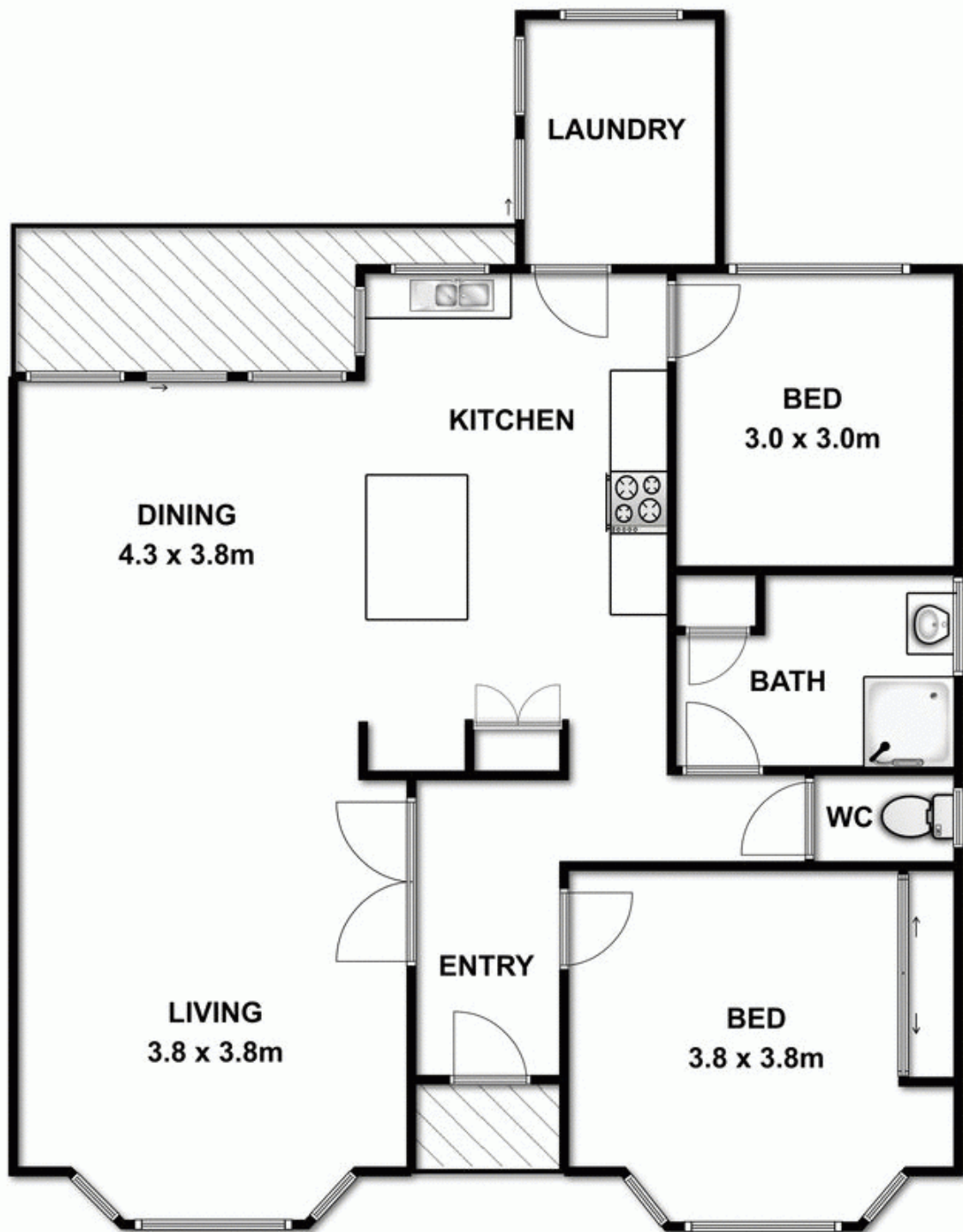
A home with a modern renovation it will make a great seaside starter for those wishing to live in Barwon Heads. For others with more grand plans, the home is well-positioned and on a relatively blank canvas with plenty of room to extend or even redevelop.(STCA). Alternatively, there may be investors, upon seeing how well it currently presents, who may like it as a potential rental property. And of course the home would make an ideal holiday home by the sea: It has a light, breezy atmosphere, a calming ambiance and it is very low maintenance.

The home sits securely and privately behind a new timber fence with double gates that open to a lengthy driveway with ample off-street parking. There is also a walk-through gate that opens to a pathway that winds around a beachy

**Price** : \$ 480,000  
**Land Size** : 589 sqm  
**View** : <https://www.bellarineproperty.com.au/1503202>



**Christian Bartley**  
**03 5254 3100**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, 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.

