



## 11 Flinders Parade BARWON HEADS VIC

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Exceptionally positioned in the heart of one of Barwon Heads' most exclusive streets. 11 Flinders Parade has been a family beach house for over twenty years enjoyed for it's casual comfortable holiday life style. Situated directly opposite the river, affording wonderful views of the river, bridge and bluff. This single story timber house was built to exacting standards by the owners, on land of approximately 1000 square metres, with shared rear right of way through to View Parade.

The house is set back from the road, behind a private fence with double gates, and is surrounded by a very easy care garden, consisting of lawns shrubs and trees.

Another of the really special features of this property is its beautifully restored original boat house.

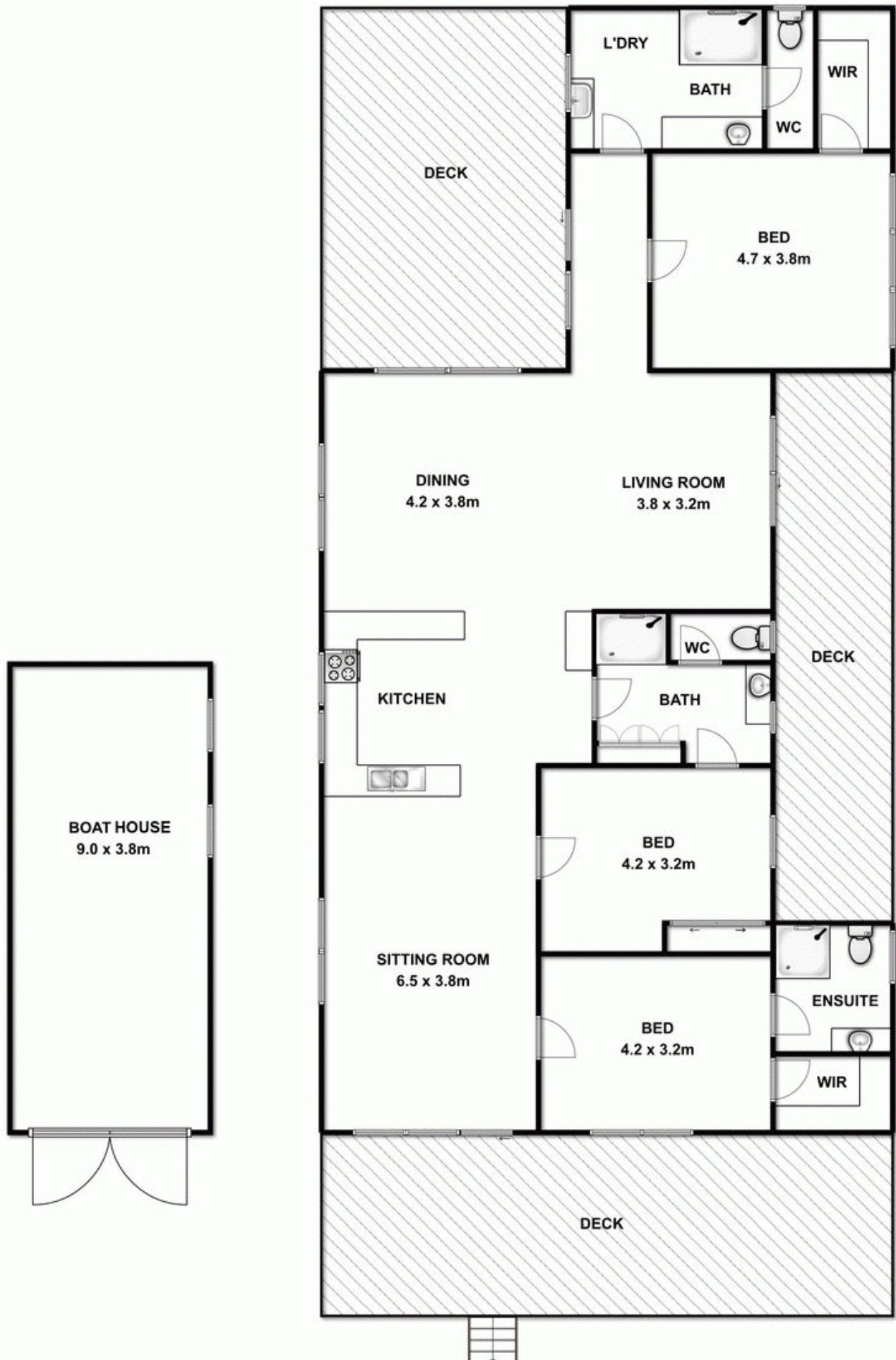
Walk over the road to the river, or, take a couple of minutes walk to the main street, shops and restaurants. The house is located only a few minutes by car to The Barwon Heads and Thirteenth Beach Golf Clubs. Geelong is about twenty minutes away by car and Melbourne is a little over an hour away.

**Price** : \$ 2,150,000  
**Land Size** : 1000 sqm  
**View** : <https://www.bellarineproperty.com.au/1503224>



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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.