




33 Cottesloe Drive BARWON HEADS VIC

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Number 33 Cottesloe Drive is the ideal base from which to live this lifestyle.

Located on a quiet street, this welcoming, low maintenance, family residence is in excellent condition and is ready for you to move straight in. It would make a fantastic holiday home and an even better place to live permanently. A young family would simply love it here.

The heart of this three bedroom home is its open-plan kitchen, dining and living area. It's a great place to come together to discuss your day, the surf or what's cooking. You might also talk about tennis, horse-riding, soccer, cricket, the skate park- or the playground- they're all contained within the 54 acre village park which is only 500m away. Then there's the river (and the fishing and canoeing possibilities), golf and the delightful walking trails. Conversation may then turn to the amazing community fruit and vegetable garden - which is almost your neighbour. So much to do, so much to enjoy.

The open-plan area is large compared to those in many newly built houses. There's no having to squeeze past the dining table to get to the kitchen and there's plenty of room for a warming, slow-combustion heater. (There's also a split system air-conditioner for the warmer months.) The kitchen has plenty of storage around its ample bench space, dishwasher and twin sink and the entire room is full of light that streams in through the many windows. There are also two sets of French doors - one that opens to a sunny front deck (with sail-shade) and one to the paved rear courtyard and garden.

Timber floorboards run throughout the living area and along the hallway to the bedrooms. These rooms are decorated simply, contain built-in robes and the master has its own French doors that open directly to the garden. There is a large central bathroom next to a separate WC as well as a laundry with external access.

Both front and rear gardens are well established with easy-care shrubs and are well fenced. A double gate separates the front and rear yard (making it a great play area) behind which is a garage/shed (ideal for a boat and/or workshop). The shed also houses a separate room with potential for an artist's studio. The serene garden is bordered by established eucalypts.

If you are keen on living the Barwon Heads lifestyle - perhaps one of the best in the world - then this property is worth your attention.

An estimated rental return of \$380 per week has been assessed for the home, a great investment for capital growth and a lot of potential to add more value with your own touches.

Price : \$ 535,000
Land Size : 640 sqm
View : <https://www.bellarineproperty.com.au/1503254>



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