

## 2/9 Hopgood Place BARWON HEADS VIC

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Our vendor has said "I'm keen to sell this guys, drop it to \$499,000 and sell sell sell".

Estimated rental return is approx \$385 per week which equals a 4% return, almost unheard of in Barwon Heads....get in today as this OPPORTUNITY wont last at this price.

If the wide array of Barwon Heads cafes, restaurants, beaches and golf courses appeals, but you require a little peace and quiet during busy periods, this two bedroom unit tucked away along Hopgood Drive will appeal. Hidden away in an elite court, the rear yard enjoys outlooks towards open green spaces and beyond to the Barwon Heads Golf Club. Walking access through neighboring public facilities provides a quick 5 min stroll to the heart of town.

The rear unit enjoys two secure yards, both beautifully landscaped. Entry to the home, set behind attractive high fencing, passes through an expansive patio area featuring pebbled concreting, lush gardens and a beautiful water feature evoking tranquility and complimenting the updated rendered facade. Inside, a delightful neutral colour palette and large spaces combine with wide windows to bring the tranquil feel of the garden indoors. Generous in its proportions, the open plan living includes a full wall of windows and glass sliding doors, which spill onto a second patio and lawned gardens, again encased by private high fencing. With sleek built-in entertainment unit and attractive open shelving the lounge displays a modern yet timeless appeal. Energy efficiency is a priority with an alluring slow combustion wood fire providing heating, an air conditioning unit present, and electricity supply supplemented by the installation of eight solar panels. The kitchen overlooks the northerly patio and onto the cascading water wall, creating soothing sounds and visuals, even when performing menial tasks. Ample bench and cupboard space combine with concealed fold out ironing board creating a central workable space. Endless storage exists throughout the living, hallway and laundry, beyond which you would normally expect for a unit of this size. The laundry, has access to both the remote lock up single garage, and the living area, and includes a wide linen closet along with additional walk in storage room. Two large bedrooms include full walls of robes and large windows overlooking garden areas. One bedroom also shares access to the patio area through glass sliding doors. The bathroom which includes tessellated tiled floor, bath, shower and vanity separates the sleeping areas while a separate toilet is located across the hall.

Suitable for permanent living or holiday use, this unit hits the target with generous proportions offered in a convenient and quiet location.

**Price** : \$ 460,000  
**Building Size** : 1 Sqrs  
**Land Size** : 315 sqm  
**View** : <https://www.bellarineproperty.com.au/1503275>



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