




7 Hopgood Place BARWON HEADS VIC

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Top marks go to this family home not just for its proximity to the Barwon Heads Primary School but also for its immaculate presentation, high living standards and all-round performance.

Having the grassed playing fields of the local primary school at your rear fence is wonderful in many ways. It provides a beautiful view, a 'virtual' extension to the garden and a quiet neighbour when you return from work and on weekends. It also provides a safe, fast and direct route for your kids to get themselves to and from school. So instead of getting them in the car, driving them to school and struggling with the drop-off, you can wish them a nice day from the garden fence. Everyone benefits.

There are many such features that makes this home a fantastic family residence. It is a helpful home that benefits parents and children.

The home's floorplan provides plenty of living space and the opportunity for its occupants to retreat to their own area whenever they wish. There are four large bedrooms (or three plus a generous study) that are well spaced apart with the master and its ensuite privately located at the rear. Likewise, the second lounge is a nice option should it be required.

The high pitched ceilings give a roomy feel to the home as does the substantial open-plan kitchen, dining and living room. This is a really beautiful room with the outdoor patio on one side and the internal courtyard on the other providing natural light and an open, spacious feel. There is a gas log fire for warmth and a reverse cycle split system air conditioner. One internal wall contains a neat hide-away office/utility cupboard that is currently used as a wine cellar. It could also be a convenient computer/family IT area.

The kitchen is sizable and has a breakfast bar and plenty of bench space. It is a sky-lit, very well presented white kitchen with a gas stove, brand new wall oven and a Bosch dishwasher. Whether you are entertaining dinner party guests, catering for childrens birthday parties or preparing a simple weekday dinner, this kitchen has everything you will need including a walk-in pantry with hall-like dimensions.

Rarely will doing laundry excite people but the appearance and proportions of this laundry might. It is generous to say the least. This room may be the envy of larger families as it is, however its size and built-in benches provide options for it to be used as a sewing area or maybe a studio as well. The room has external access and a separate WC.

The garage is special also. This doesn't just house two cars, it also contains a very civilised and well-kept workshop and (with its pitched roof) a mezzanine floor with plenty of extra storage space.

The home has many other features which include: ample storage areas, BIRs in all bedrooms, (WIR in the master); ceiling fans; a ducted vacuum system, an XL-sized spa

Price : \$ 820,000

Land Size : 716 sqm

View : <https://www.bellarineproperty.com.au/1503316>



Christian Bartley
03 5254 3100