

## 117 Hitchcock Avenue BARWON HEADS VIC

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If location and aesthetic are important, this in vogue property has both bases covered. Combining modern and vintage design styles, this ideal family home sits in the heart of sought-after Barwon Heads, meters from the shopping precinct, parkland, river and beach. The large allotment caters for a private and relaxing outdoor lifestyle. Two spacious decks function as morning and afternoon sun traps, a shady pergola with grapevine adornment adds a touch of Grecian decadence to entertaining, and the large lush lawn with picturesque ancient moonahs is practical for kids, pets and summer garden parties.

The classic 1950s weatherboard boasts chic designer style. Its many original features have been beautifully revamped creating novel points of interest within the calming neutral dcor. Baltic pine floors, frosted glass-panelled doors, double hung windows, ornate plaster trim and picture rails meld perfectly with the minimalist colour scheme. The antique red tiled Contessa wood burning heater in the lounge and authentic bathroom suite with pedestal basin and pretty lead lighting are high lights, as are the inset shelving features throughout, facilitating practical storage and decorative display.

The internal floor plan buds off a dedicated entry foyer, providing access to; the Wisteria-draped entry deck, roomy lounge with inviting window daybed, compact office, two double bed rooms with robes and modern kitchen/dining hub. The spacious U-shaped kitchen overlooks the rear deck and west facing backyard. Original cupboards provide interest and function, blending perfectly with contemporary appliances, including Smeg dishwasher and Fujitsu inverter. The original timber servery with roll-down door gives a wonderful authentic touch! This hub flows to the second living/lounge and third double bedroom (both boasting deck access), and the unique bathroom with bath, toilet and ample storage.

The block is lined with free-form and espaliered olive trees forming a rustic and privacy enhancing screen. The use of white gravel is both attractive and low maintenance providing ample off-street parking for cars, boats, caravans, etc. The beach house-style detached garage is in keeping with the main residence and houses; a single garage, laundry and outdoor toilet with artistic tile mosaic, a quirky bungalow-style double fourth bedroom with apical skylight, and a storeroom or possible studio. Added extras include an outdoor shower for beach goers and 3 rain water tanks for garden irrigation.

Be inspired by this unique and in vogue property, perfect for your next beach retreat or holiday rental with fantastic return. View today!

**Price** : \$ 822,000

**Land Size** : 752 sqm

**View** : <https://www.bellarineproperty.com.au/1503337>



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