



40 Warrenbeen Court BARWON HEADS VIC

3 2 2

Set on one of the largest land holdings in Barwon Heads (5245sqm), and boasting the exclusivity of a Warrenbeen Court address, this property is a rare and sought-after delight. Nestled by ancient Moonahs, the home sits peacefully and privately, offering a privileged environment for everyday life. Remove yourself from the hectic goings-on in the village centre and experience the tranquillity of Warrenbeen!

- An extraordinarily beautiful 3 bedroom plus study home matched perfectly to the surrounds
- Designed and built by the HIA award winning Dennehy Builders
- North facing, passive solar design with wonderfully light & warm living zones all year round
- Extensive double glazing improves energy efficiency and frames private garden views
- Raked ceilings, Beech floors and banks of highlight windows ensure a spacious, light interior
- The lounge and living hub each boast SS ACs and share the ambiance of a French fireplace
- Pond views are a focal point in the living hub - trickling water serenading everyday activities

Price : \$ 1,200,000
Land Size : 5245 sqm
View : <https://www.bellarineproperty.com.au/1503443>



Christian Bartley
03 5254 3100



40 WARRENBEEN COURT, BARWON HEADS

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, 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.