

## 8 Pelican Court Barwon Heads VIC

4 2 2

Set in a quiet riverside court, just metres from the water's edge, this peaceful oasis is close to fishing jetties, walking tracks and the boat ramp, yet privately removed from day-trippers. Set on a spacious allotment with lovely established gardens, the 4 bedroom floor plan boasts a strong family vibe and quintessential 1970's appeal. A rare gem indeed!

- A large allotment with private gardens
- Classic 1970's 2-storey design full of big spaces, wide glazing and natural light
- The light and airy feel is enriched by the peaceful greenery that surrounds
- Lush and colourful gardens nestle the ground level and provide a relaxing treetop aspect upstairs
- Upstairs living boasts a wall of windows with balcony access and split system AC
- Living flows to the roomy kitchen-diner with stone benches, Miele appliances and breakfast bar
- There are 2 queen-sized and 1 double bedroom upstairs near the main bathroom and toilet
- The master adjoins the balcony and offers built-in dressing table, spacious robes and AC

**Land Size** : 816 sqm

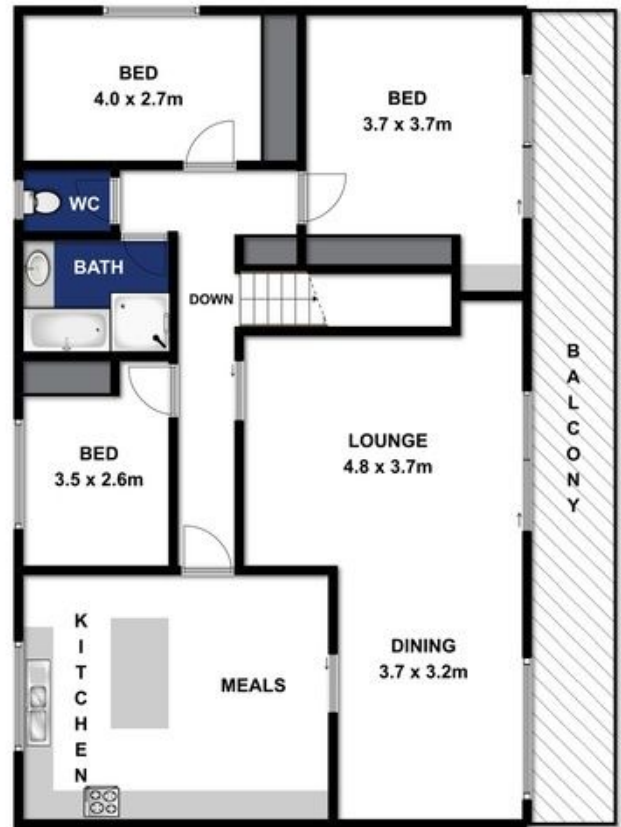
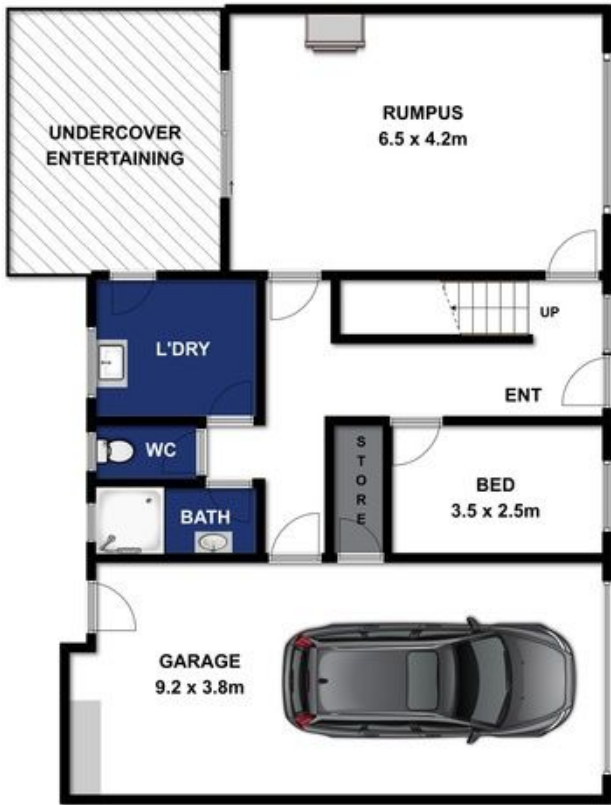
**View** : <https://www.bellarineproperty.com.au/1846563>



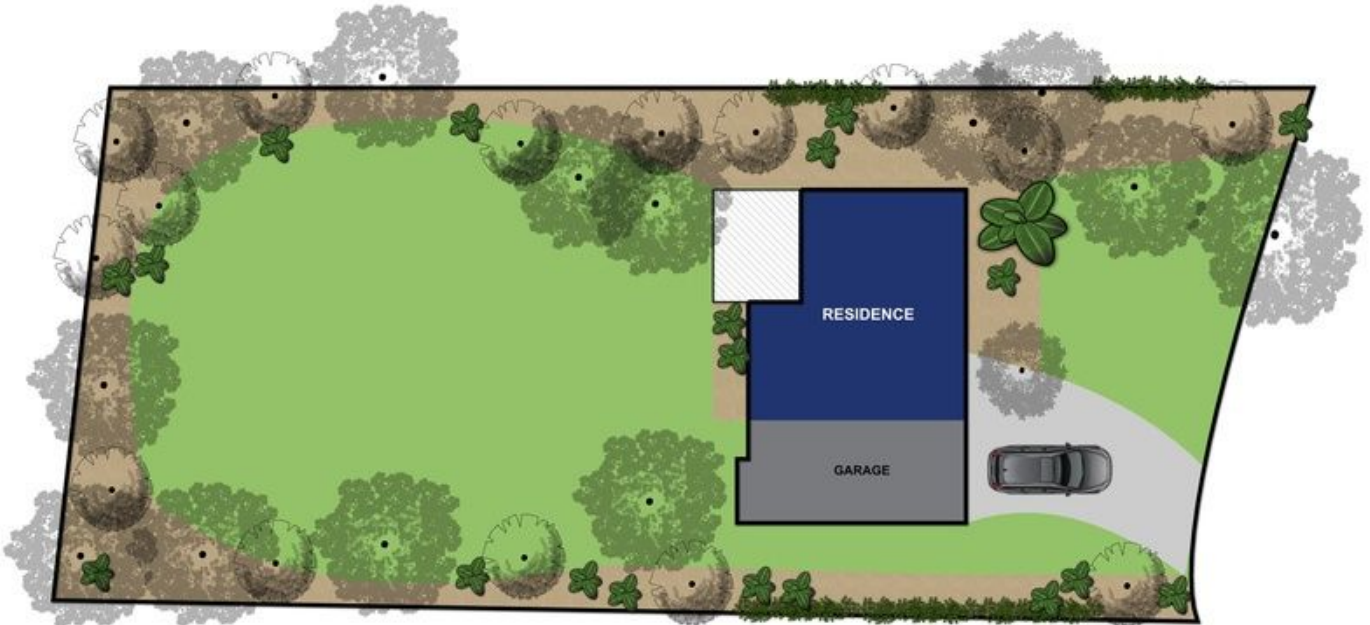
**Levi Turner**  
03 5254 3100



**Peta Walter**  
03 5254 3100



**LEVEL 1**



**8 PELICAN 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.