



## 6 Lawrenny Court Barwon Heads VIC

4 2 2

The tranquil setting, long northern aspect and quiet court location are major draw cards at this contemporary 4-bedroom home. Set in a family-friendly network of courts at the river-end of town, the location is well connected yet unaffected by summer tourism. The home's light and airy passive solar design maximises the winter sun and facilitates cooling southerlies in summer. A stunning native garden designed by award winning landscape architect including a slate paved entertainment area provides a private oasis.

- The location is ideal for young families with direct access to the court-end nature reserve
- Safe bike/walking tracks connect to the Village Park, school, village centre, river and beach
- The home boasts a quintessential coastal feel with raked ceilings, big windows and Tassie Oak floors
- Louver windows, southern highlight glazing and tall door jams denote thoughtful design
- The roomy open plan design is easily zoned to create 2 living zones, both with northern orientation
- Kitchen, dining and living adjoin a relaxing deck and nestling gardens through wide stacking sliders

**Price** : \$ 805,000  
**Land Size** : 722 sqm  
**View** : <https://www.bellarineproperty.com.au/2681676>



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155.06m<sup>2</sup> (residence - approx)

#### 6 LAWRENNY 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.

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