



9 Punt Road Barwon Heads VIC

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The odds are firmly in your favour when you take a punt on this potential-packed inner-village property! Set on a spacious allotment just 100m (approx.) to the cafe culture of Hitchcock Avenue, this character filled shack needs only your creative ideas to put the shine back on it! Or, steal this magnificent opportunity to start again from scratch, with ample space for an architecturally designed family residence for your tribe!

- Build a memorable lifestyle here, full of sand, sun & the surf
- Cafes, shopping & river are all just a lazy stroll away
- Pick up fresh bread for breakfast at the Starfish Bakery, only 300m (approx.) from your door!
- Enjoy an active family lifestyle: walk the kids to school or kinder!
- Start your day right: head to 13th Beach for your morning surf before work!
- Existing home has ample room to the rear for a spacious extension (STCA)
- Give this characterful home a little TLC & reap the rewards in healthy holiday rentals
- Ideal investment or weekender as is!

Price : \$ 850,000
Land Size : 569 sqm
View : <https://www.bellarineproperty.com.au/2887495>



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126.2m² (residence - approx)

9 PUNT ROAD, BARWON HEADS

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