



## 1 Pelican Court Barwon Heads VIC

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Set in a quiet riverside court, just meters from the water's edge, this peaceful patch of land is close to all the estuary draw cards, yet privately removed from hectic summer tourism. The property features a 2-bedroom home and the potential for so much more! Live in while you build (STCA), or invest and holiday until you're ready to build. The options are appealing!

- Deep allotment, set on the desirable east west orientation
- Spacious land parcel for a large family home
- Home with rear placement, ideal as a holiday retreat or downsize
- coastal design with open plan kitchen/living zone and bedrooms either side
- Kitchen with electric cooker and good storage
- Living with dual access to front and rear gardens
- Dining nestled in a sunny bay window
- Large split system AC effective throughout
- Both bedrooms feature built-in robes, one with en suite access to the bathroom
- Bathroom with shower-over bath, vanity, toilet, trough and space for a washing machine

**Price** : \$ 750,000  
**Land Size** : 660 sqm  
**View** : <https://www.bellarineproperty.com.au/3401836>



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Approx Area 77.5m<sup>2</sup>

Whilst [bwm.com.au](http://bwm.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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