



## 12 Coogee Court Barwon Heads VIC

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This comfortable 3-bedroom home, with recently renovated wet areas, is an absolutely charming find in an enviable location. Set in a sought-after court, close to the Village park, river beaches, town centre and school, this cute and comfortable cottage embodies all that is great about the quiet and convenient Coogee lifestyle!

**Price** : \$ 810,000  
**Land Size** : 585 sqm  
**View** : <https://www.bellarineproperty.com.au/3509666>

- Entry is into one large and versatile living space, easily zoned to suit your lifestyle
- Living area at the facade with wood burning fire and split system AC
- Lovely new kitchen with fresh white Westinghouse cooking apps and Bosch dishwasher
- Appliances include; electric oven and grill, rangehood and instant heat cooktop
- The kitchen servery connects with a spacious dining area and is ideal when entertaining
- The lounge space at the rear boasts a 2nd new split system AC
- An enclosed sunroom and deck flow from the lounge, catching the afternoon sun
- Deck with retractable shade blinds
- A further outdoor dining patio in the north-facing backyard



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\*NOT IN POSITION



Approx Area 183.2m<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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