



### 32 Ozone Road Barwon Heads VIC

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AUCTION - Saturday 24th February 2018 @ 11am

This graceful family home presents a rare opportunity to live the inner village lifestyle, with the added luxury of space for your family to grow. Set on a 708m<sup>2</sup> corner allotment, surrounded by stunning architecturally designed homes - and a practical floorplan that could easily transform the right vision into a dream home!

- Set on a 708sqm corner block with large north facing yard, and dual street frontage
- A dream location- a short walk to the shops and cafes of Hitchcock Avenue at the end of the street!
- Short walk or bike ride to beaches, Pre and Primary schools, and playgrounds for the kids
- Instant street appeal with wraparound veranda, character brickwork and established gardens
- Bird attracting natives, creeping vines and walls of ivy gift a sense of peaceful privacy
- Double brick construction, offering natural thermal mass qualities for year round comfort
- Entry through the formal lounge with high ceilings and sliding door framing the garden views

**Price** : \$ 1,326,000  
**Land Size** : 708 sqm  
**View** : <https://www.bellarineproperty.com.au/4073949>



**Peta Walter**  
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GROUND FLOOR



SITE PLAN

Approx. Area 155m<sup>2</sup>

Whilst [bwrn.com.au](http://bwrn.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.

**32 Ozone Road, Barwon Heads**

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