



## 11 Wattlebird Crescent Barwon Heads VIC

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Few and far between are opportunities such as these, in a most highly covetable river-end location. Well positioned to the corner of a delightfully quiet crescent, boasting sunny north orientation on a whopping 946m<sup>2</sup> allotment (approx), this two bedroom beach cottage offers an extremely unique opportunity for one fortuitous buyer!

**Price** : \$ 940,000  
**Land Size** : 946 sqm  
**View** : <https://www.bellarineproperty.com.au/4279175>

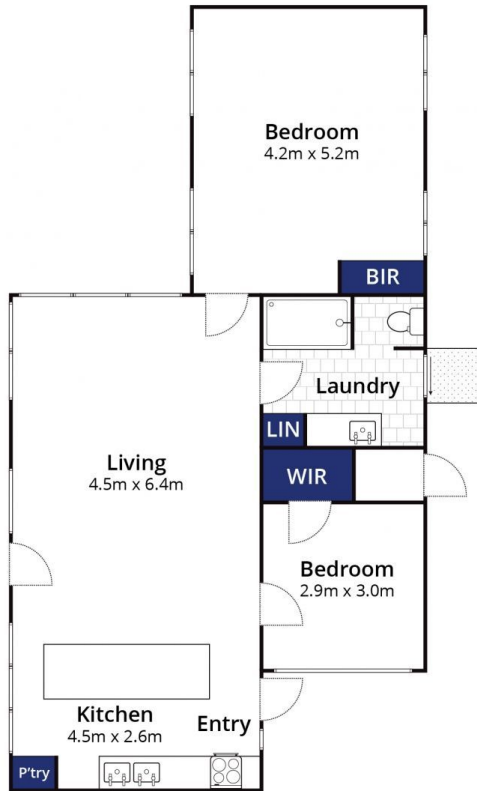
- The original home is in great condition, enjoying sunny north aspects and established garden outlooks
- Full height timber glazing allows the open plan living to be bathed in natural light, with direct yard access a plus
- Alfresco dining is enjoyed on the north side, surrounded by established trees and a plethora of native bird-life
- Both bedrooms offer substantial space and pleasing garden outlooks, one with a large, well-fitted walk in robe
- Plenty of storage is enjoyed in the original Pine kitchen, with 600mm gas upright cooker and handy island bench
- The combined bathroom/laundry offers high function with a sizeable shower, large vanity and separate w.c
- Reverse cycle heating and cooling keeps interior temperatures in check throughout all weather conditions
- Off street parking is available under the single carport, with extra room on the driveway for additional



**Levi Turner**  
03 5254 3100



**Peta Walter**  
03 5254 3100



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