



## 7 Hampden Close Barwon Heads VIC

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Enjoying quiet court placement in an idyllic riverend locale, this comfortable three bedroom home is offering fantastic potential as a minor renovation project (STCA), fruitful addition to your investment portfolio or uncomplicated holiday retreat for families and friends. Secure this enviable location now and reap the rewards over Summer!

**Price** : \$ 810,000  
**Land Size** : 778 sqm  
**View** : <https://www.bellarineproperty.com.au/4556300>

- The 778m2 (approx) allotment is perfectly placed to enjoy a riverend lifestyle, benefiting from adjacent parklands
- Open plan design complements easy coastal living, with 3 bedrooms of large proportions separately placed
- Utility spaces include a functional family bathroom in great condition, independent w.c and well-fitted laundry
- Northern orientation floods the sunroom with natural light and sunshine, overlooking the huge back yard
- Ample landscape provides perfect opportunity for extension and/or renovation to the existing home (STCA)
- Vehicles are secured under the carport, with handy double gated access to the rear and additional double garage/shed
- Practicalities include R/C heating and cooling, a low maintenance brick facade and fuss free interior surfaces
- Enjoy being removed from the busyness of Summer tourism, with the benefit of an easy stroll to the village



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Approx. Area 110m<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.

## 7 Hampden Close, Barwon Heads

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