







## 7 Hampden Close Barwon Heads VIC

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!

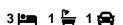
-The 778m2 (approx) allotment is perfectly placed to enjoy a riverend lifestyle, benefiting from adjacent parklands

-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

Levi Turner

03 5254 3100



: \$ 810,000 **Price** Land Size: 778 sqm

View : https://www.bellarineproperty.com.au/45563





**Peta Walter** 03 5254 3100



Approx. Area 110m<sup>2</sup>
Whilst **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 on

## 7 Hampden Close, Barwon Heads

