



### 32b Wattlebird Crescent Barwon Heads VIC

3 2 2

#### The Feel:

This three-bedroom home is an infusion of sophistication and expert craftsmanship in an ideal riverside location. Perfect for a small family, downsizer or retired couple, this home is functional on so many levels! The floorplan presents an intimate feel, however the real magic comes to life in the summer months! Open all the sliding doors and take full advantage of the lower level entertaining decks or the private master deck.

#### The Facts:

- Modern design focusing on entertaining and style
- Heated flooring in the bathrooms
- Custom built by J&S Trickey Builders and architect Adrian Martin
- Three sets of sliding doors open the whole house up for entertaining
- Silver top ash decks and cladding
- Low maintenance, native garden
- Tassy oak floors, cabinetry and staircase
- Kitchen with marble waterfall bench and black cabinetry
- Smeg oven and cooktop, soft close cabinetry
- Lounge features built-in cabinetry, timber feature wall and

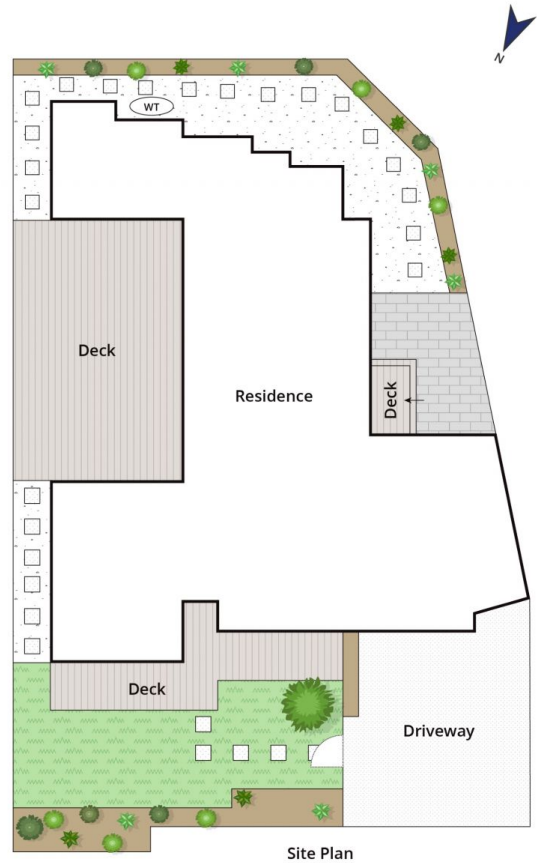
**Price** : \$ 965,000  
**Land Size** : 354 sqm  
**View** : <https://www.bellarineproperty.com.au/4696561>



**Levi Turner**  
03 5254 3100



**Peta Walter**  
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Approx House Area 186m<sup>2</sup>  
Approx Land Area 354m<sup>2</sup>

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.

**32B Wattle Bird Crescent, Barwon Heads**

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