



#### 4 Mulgoa Court Barwon Heads VIC

4 2 2

##### The Feel:

A golden opportunity exists to secure an entry level home, or worthy investment property, in this renowned family-friendly court location, with north orientated living, dining & kitchen that captures the sunny outlook. Offering four bedrooms including an upstairs master retreat with en suite & walk-in robe, this home on a generous 684sqm (approx.) site offers backyard aplenty complete with deck, lawn, mature gardens, secure fencing & oversized DLUG for all the toys.

##### The Facts:

- 4BR 2-storey home on large block with substantial outdoor living, deck & lawn area
- Sunlit open plan living w/ hardwood floors, north bay windows, dining room & central kitchen
- SSAC & ceiling fan in main living, with timber venetians & direct access to gardens & south deck
- Kitchen with island bench, ample cabinetry, s/s oven & cooktop
- Central bathroom with shower over spa bath, Tastic heater & separate toilet
- Master occupies entire upper level facing north to garden,

**Price** : \$ 806,100  
**Land Size** : 684 sqm  
**View** : <https://www.bellarineproperty.com.au/5173305>



**Levi Turner**  
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**Peta Walter**  
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First Level



Ground Level

Approx House Area 149m<sup>2</sup>  
Approx Land Area 684m<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.

## 4 Mulgoa Court, Barwon Heads

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