






**2/36 Saratoga Avenue Barwon Heads VIC**

**3  2  2 **

#### The Feel:

Set in a quiet court-end position with vast rural views beyond the village's scenic western boundary, this is tranquility personified. This incredibly well-designed family home is enhanced by a landscape of ancient Moonah Trees in the backyard, with private upper & lower outdoor living truly connected to the site's natural assets. A garden gate leads directly to the Moonah Forest Walk, linking you with the river, Village Park & town within moments. Relaxed coastal living begins the moment you arrive & will appeal to families, downsizers who love to entertain or holiday buyers searching for total serenity.

#### The Facts:

- Two storey floorplan maximises space, functionality, views & tranquility
- Welcoming tiled entry leads to expansive glazing, framing the rural vista from both levels
- Sunlit kitchen/living/meals hub, plus contemporary splashback window that invites morning sun
- Show-stopping central kitchen with Caesarstone benches, Asko DW & 900mm gas/electric cooker
- Complementary timber veneer & fresh white cabinetry

**Land Size** : 560 sqm

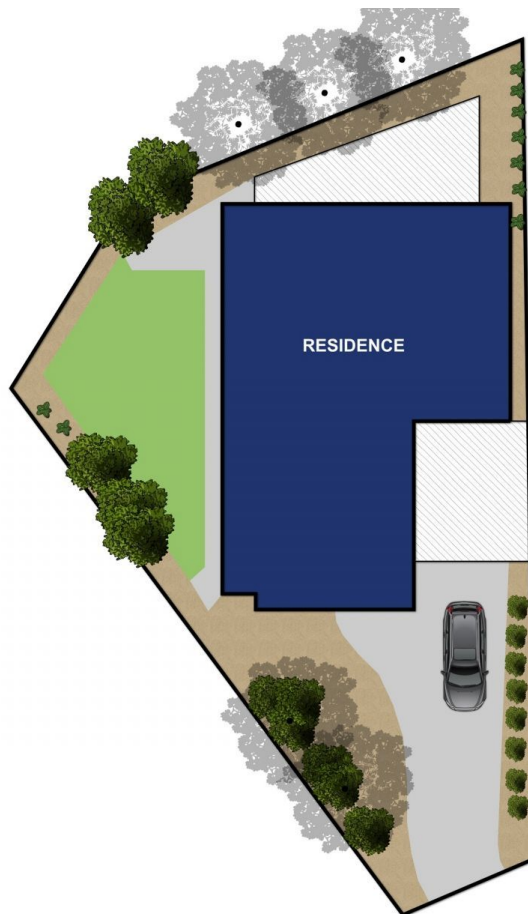
**View** : <https://www.bellarineproperty.com.au/5857963>



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Approx Area 306.7m<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.



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