



## 25 River Parade Barwon Heads VIC

4 3 2

### The Feel:

Always sought after and rarely offered, do not miss the opportunity to secure this exclusive address in a secluded area on the banks of the Barwon River. Glorious views of the river through ancient Moonah trees and native bushland set the scene for permanent living or incredible holidays in this serene location, with three versatile living spaces, 4 bedrooms and covered outdoor entertaining. This builder's own home features meticulous finishes, including double-glazed windows, solid Tassie Oak floors and joinery, plus a gas log fire, ceiling fans to all rooms and brand-new hydronic heating throughout.

### The Facts:

- Spectacular scenic river views & only steps to the waterfront, jetty and boardwalk
- Meticulously crafted double-storey river house with 4BR, 3BA, 3 living rooms
- 639sqm (approx) with very low maintenance native coastal gardens
- Sunny meals/living area flows onto the deck through multiple glass sliding doors
- 3 living spaces under soaring 2.7m ceilings; family room,

**Price** : \$ 1,750,000

**Land Size** : 639 sqm

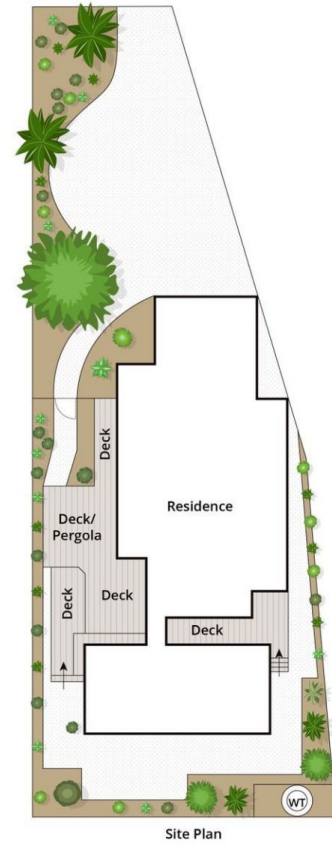
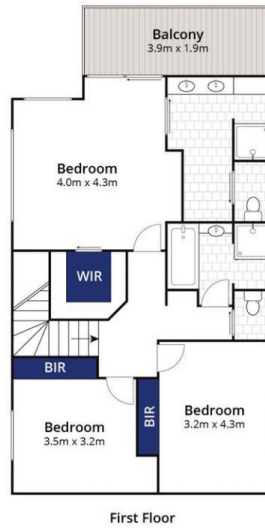
**View** : <https://www.bellarineproperty.com.au/6019452>



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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.

## 2/25 River Parade, Barwon Heads

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