



**1/12 Hitchcock Avenue Barwon Heads VIC**

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Auction Saturday 20th February at 11am.

**The Feel:**

Positioned a short stroll to the river & village centre and tucked away behind the dunes of the Barwon Heads Golf Club, is one of Barwon Heads' best kept secret locations. Often sought & rarely offered, this delightful home set at the southern end of exclusive Hitchcock Ave captures beautiful private north garden outlooks. Enjoy it as a permanent residence, summer holiday house or savour extended weekends with family & friends for years to come....

**The Facts:**

- No through traffic & direct local access to Ewing Blyth Rd, river & beach
- Located at the quiet beach end of Hitchcock Ave, an easy stroll to boutique shopping & café's
- Living so close to nearby 13th Beach rewards residents with the sounds of the sea & crashing surf
- Single level home set on front allotment on 551sqm approx. full of light and open space
- Open plan kitchen & living area with split system

**Price** : \$ 1,770,000  
**Land Size** : 551 sqm  
**View** : <https://www.bellarineproperty.com.au/61962>  
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**Peta Walter**  
**03 5254 3100**



**Levi Turner**  
**03 5254 3100**





Approx House Area 139m<sup>2</sup>  
Approx Land Area 551m<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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