



### 2/34 Noble Street Barwon Heads VIC

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This home has been designed with luxury in mind. Situated just a few minutes' walk to the cafes and boutiques of the Barwon Heads village, the home is located on a quiet, tree-lined street just a block from the bowling club and tennis courts of the town's village park. It's also near walking trails, the Barwon River, beaches and highly rated golf courses. Features include high ceilings, 3 bedrooms, the master bedroom is situated on the ground floor, quietly separated from the two bedrooms upstairs. It has a generous walk in robe and ensuite with an open shower. Upstairs consists of two bedrooms with built-in-robies, a dedicated office/study room lounge and a shared bathroom. The kitchen on the ground level is the heart of the home and has a spacious walk-in pantry, soft-close drawers, and a breakfast bar, dishwasher and 900mm five burner oven. Open plan lounge and dining space opens out onto the private decked back courtyard. The home is serviced by a split system air-conditioner in main living hub and the bedrooms. Direct access garage and low maintenance gardens. Effortless, enjoyable and certain to be envied living. Inspections are subject to change or cancellation with minimal notice. Please note we do not accept 1Form applications.

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**FIRST FLOOR**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



**GROUND FLOOR**