



## 22 Hogan Drive Barwon Heads VIC

### The Feel:

Big blocks are rarely found in the heart of Barwon Heads! Occupying such a prestigious position in a highly coveted local neighbourhood, don't miss this chance to secure your position for years to come. Realise the enormous potential of this well-positioned site, with exciting scope to build your dream home on the address you've been waiting for. A short stroll via local streets gets you to school, the golf links and the shores of 13th Beach, without having to cross a major road! Your daily commute to the beach will have you on the sand within minutes.

### The Facts:

- Lauded for its close proximity and walking distance to Barwon Heads best assets
- Hogan Drive is lauded as a highly coveted local neighbourhood with local traffic only
- Shortcut to Primary School, golf and surf beach via Hopgood Place
- Hop on your bike & ride to the Village for daily coffee or a swim in the sparkling river
- Rarely available, set on a huge 714sqm approx. flat block
- Surrounded by mature, privacy-enhancing, trees

**Price** : \$ 1,710,000  
**Land Size** : 715 sqm  
**View** : <https://www.bellarineproperty.com.au/6591788>



**Peta Walter**  
**03 5254 3100**



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



Hogan Drive

15.2m approx

46.9m approx

**715m<sup>2</sup>**  
(approx)

46.9m approx

15.2m approx