



### 33 Wattlebird Crescent Barwon Heads VIC

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Situated in a highly sought after, quiet locale, this property presents a wonderful opportunity to enter the Barwon Heads property market. Perfectly liveable as-is, or with enough space to extend or redevelop (STCA), this 3BR home on a 719sqm approx. allotment presents a range of options for relaxed coastal living. Offering 2 living spaces and abundant secure yard space, there is plenty of room for the growing family to enjoy. In a renowned family-friendly area just 250m to the Barwon River boat ramp and boardwalks, and with proximity to the cosmopolitan caf? and retail strip, local parklands, and primary school, the property is perfectly located to capitalise on all the lifestyle opportunities Barwon Heads affords.

**Price** : \$ 1,569,000  
**Land Size** : 719 sqm  
**View** : <https://www.bellarineproperty.com.au/6819608>



**Peta Walter**  
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**Levi Turner**  
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#### The Facts:

- Offering a highly desirable opportunity for quiet quintessential Barwon Heads living
- Original single-storey home in a peaceful tree-lined street, in sought-after river end location
- Substantial allotment presents scope to extend or re-develop (STCA), to create your own coastal vision
- Majestic Norfolk pine tree creates a visual impression from



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.

## 33 Wattle Bird Crescent, Barwon Heads

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