



**1 Wattlebird Crescent Barwon Heads VIC**

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**The Feel:**

With easy coastal living at its heart, this beach house offers a generosity of space that ticks all the boxes for a family home, savvy investment, first home-buyer or developer market (STCA). Ideally located within 500m of the estuary and Village Parklands, the 4 bedroom home occupies a large 711m2 (approx) corner allotment in the highly sought-after river-end precinct. Lovingly refurbished and ready to host your dream Barwon Heads lifestyle, design highlights include premium Blackbutt timber floors, abundant natural light, new bathrooms and an entertainer's kitchen. Built to wrap around and embrace the central deck, it not only provides a sheltered nucleus for entertaining, but also extends the sense of space.

**The Facts:**

- Unbeatable location - the river is only 500m away!
- Single-storey home on large block with scope for extending or redeveloping site (STCA)
- Substantial outdoor living space on sheltered deck, direct from main living/dining area
- Large living room with north aspect invites the sunshine indoors & overlooks the gardens
- Central kitchen at its heart with substantial 2.4 x 1.4m

**Land Size** : 711 sqm

**View** : <https://www.bellarineproperty.com.au/7130296>



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