



## 7/10-12 Grandview Parade Barwon Heads VIC

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### The Feel:

You'll struggle to get more central than this! Located a short walk from Barwon Heads' best assets, this is a rare opportunity to get into a tightly-held niche that nestles between the Village and the river/beach. There's no better spot than this inner sanctum, just a few paces from the river, IGA supermarket, Hitchcock shopping and dining strip, the hotel and golf course. Location is key for downsizers or holiday letting, with an original 3-bed floor plan that has an open plan kitchen/living/meals area that catches the warm sunlight. Explore favourable zoning for potential rebuild or extension (STCA) on 358sqm (approx.).

### The Facts:

- Leave the car at home & walk to the river/beach, IGA, boutiques, cafes & Barwon Heads Golf Course
- Bookended by the Barwon River Bridge (220m) & Hitchcock Ave Village (120m to IGA supermarket)
- Position offers favourable zoning for potential rebuild or extension (STCA) on 358sqm (approx.)
- Incredibly rare chance to claim a spot in tightly-held 'Old Barwon Heads'
- Direct path access to the river in 1 minute

**Price** : \$ 1,718,000  
**Land Size** : 358 sqm  
**View** : <https://www.bellarineproperty.com.au/71559>  
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