



9 Margate Street Barwon Heads VIC

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The Feel:

Enviably located in the thriving heart of town, this tightly held property is perfectly poised for a new era of exclusive Barwon Heads living. An inspired choice for buyers who value blue-chip positioning, there is infinite potential for the future - all within a 2-minute walk of Hitchcock Avenue and 3-minutes to the Barwon River foreshore. An existing 3-bedroom dwelling in original condition offers capacity for a bold renovation, while the 735sqm (approx.) site is the perfect setting to create your own vision of coastal living - build your dream home or explore outstanding development opportunities (STCA).

The Facts:

- Opportunity abounds in one of Barwon Heads' most desirable streets, celebrated for its proximity to the town's best assets
- Outstanding potential for a brand-new build or multi-development site across 735sqm (approx.)
- Zoned for development and featuring a 20.1m frontage, the site enables unlimited design options for a prestigious family oasis or townhouse development (STCA)
- East to west orientation caters to sun-drenched living &

Price : \$ 2,650,000
Land Size : 736 sqm
View : <https://www.bellarineproperty.com.au/7364479>



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