



## 10 Mulgoa Court Barwon Heads VIC

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### The Feel:

Located in a quiet court location only a few minutes' walk from the Barwon River shoreline, this family home or downsizer offers total privacy and fantastic large-scale outdoor living. Inside, the floorplan presents 3 bedrooms, 1 bathroom with spa bath, rumpus room and sunny open plan living with a cosy wood fire and easy flow to the expansive covered deck. Low maintenance and nothing to do but move in and enjoy, this well-kept home is tucked away from the busy heart of town, yet conveniently close to the river, village park, school and Hitchcock Ave shops.

### The Facts:

- Great family entertainer in a quiet court with lush leafy garden outlook
- Desirable river-end precinct provides easy walkability to the river boardwalk & boat ramps
- Non-thoroughfare position away from bustling seasonal tourism
- Clever layout compatible for family life, or downsizers with guests
- Open plan living, kitchen, dining with direct access to huge deck

**Price** : \$ 1,125,000  
**Land Size** : 722 sqm  
**View** : <https://www.bellarineproperty.com.au/7568239>



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