



### 1/67 Hitchcock Avenue BARWON HEADS VIC

Set right in the heart of Barwon heads, this property provides plenty of potential and options. Previously used as a day spa, the layout is conducive to treatment rooms or offices. For the creative business person, with limited work, the space could suit retail, food & beverage or other services.

The Facts:

- Floor space of 220sqm approx..
- Five rooms with opening windows and split system heating and cooling
- Upstairs room perfect for an office separate to the business downstairs, with balcony and storage room
- Two immaculate bathrooms
- Foyer/Reception area with SS AC
- Neat and well presented kitchen
- Outdoor space ready to be created into a useful and productive space
- Outstanding exposure with 14.9m frontage to Hitchcock Avenue
- One off street car park

\*All information offered by Bellarine Property is provided in good faith. It is derived from sources believed to be

**Price** : \$60,000 + Outgoings  
**Building Size** : 220 sqm  
**Land Size** : 327 sqm  
**View** : <https://www.bellarineproperty.com.au/7794147>



**Levi Turner**  
**03 5254 3100**



Ground Floor.



First Floor.

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# 1/67 Hitchcock Avenue, Barwon Heads

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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.