



**37 Flinders Parade Barwon Heads VIC**

3 2 4

This property is being sold via a private auction. To register to bid, please call Levi Turner or Peta Walter.

**Land Size** : 1071 sqm  
**View** : <https://www.bellarineproperty.com.au/7799855>

**The Feel:**

Immerse yourself in a realm of coastal elegance at 37 Flinders Parade, where historical charm meets modern luxury in the heart of Old Barwon Heads. Holding a cherished position with rare double street frontage to Seaview Avenue and therefore outstanding development potential, this unique residence exudes a palpable sense of warmth and enchantment. With its privileged location on 1070m2 (approx), close to serene river beaches and iconic landmarks, the property stands as a gateway to a life of exquisite tranquility and endless possibilities.



**Levi Turner**  
03 5254 3100



**Peta Walter**  
03 5254 3100

**The Facts:**

- Exclusive blue chip Old Barwon Heads position, mere metres to the water's edge & Ozone Jetty
- Expansive 1070m2 (approx) site with double street frontage, backing onto exclusive Seaview Avenue, proving development potential with 60% site coverage and 11m building height limit
- Generational opportunity; tightly held by only two families



## 37 Flinders Parade, Barwon Heads

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