



## 46 Stephens Parade Barwon Heads VIC

3 2 2

\* Inspection welcome by Private Appointment

### The Feel:

Occupying one of the Bellarine's most exclusive and tightly held positions, this seaside sanctuary presents a compelling combination of architectural flair, expert craftsmanship and unsurpassed lifestyle appeal. Commanding interest from the outset with its bespoke design centred around an incredible curved bluestone wall, 'Calcotts' utilises natural elements to integrate with its picturesque setting, while an inviting floorplan offers comfort, cross coastal breezes, and relaxed privacy. Hidden amongst the dunes between 13th Beach and the Barwon Heads Golf Club, and gracing a 1518sqm (approx.) site immersed in nature, this superb residence takes beachside living to a whole new level.

### The Facts:

- Introducing 'Calcotts', a showpiece of architectural creativity & meticulous craftsmanship
- Desirably positioned in one of Barwon Heads' most prestigious streets
- Immersed in natural bushland directly opposite 13th

**Price** : \$3,000,000-\$3,300,000  
**Land Size** : 1518 sqm  
**View** : <https://www.bellarineproperty.com.au/78926>  
 23



**Peta Walter**  
 03 5254 3100



**Levi Turner**  
 03 5254 3100



Ground Floor

3 2 2

## 46 Stephens Parade, Barwon Heads

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