

# 1/25 Bridge Road, Barwon Heads, Vic 3227

## Unit For Sale

Friday, 3 November 2023

1/25 Bridge Road, Barwon Heads, Vic 3227

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 247 m2**

**Type: Unit**



Levi Turner  
0408552539



Peta Walter  
0439354362

## **Priced to Sell!**

For sale by Open Negotiation (flexible conditions online auction). The Open Negotiation is underway and the property can sell at any time. Contact Peta or Levi to become qualified and avoid disappointment. Open to all buyers, include finance, subject to the sellers approval.

**The Feel:** Convenience and easy-care abound in this charming property on Bridge Rd, in the heart of Barwon Heads. This three-bedroom unit with defined living, dining, and sleeping quarters invites you into a space where village charm intertwines seamlessly with coastal allure. Perfectly poised for permanent living or as a weekend sanctuary, its prime location brings the vibrant café scene, sumptuous restaurants, and the serene Barwon River practically to your doorstep. Outside, you'll find a low-maintenance front garden, perfect for enjoying the sunshine, plus a single car garage and additional driveway parking.

**The Facts:** -Centrally located to main street shopping & only 300 metres to the Barwon River beach! -Single level brick veneer unit, ideally positioned for privacy & convenience -North-facing living area overlooks front garden, a place to enjoy the sunshine -Sunny dining room catches the morning light -Timber kitchen with ample storage, electric wall oven & cooktop -Central bathroom ensures functionality & ease with shower, vanity (separate toilet off laundry) -Privately set main bedroom with walk-thru robe & direct access to shared main bathroom -2 additional bedrooms (one with built-in robes) -Low maintenance and easy-care site with single lock-up garage & rear door to courtyard -Versatile opportunity for those looking to invest or downsize convenience -Easy stroll to popular eateries, shops, public transport, river & beach – all within moments of home

**The Owner Loves....**"The location of this property is unbeatable, offering unparalleled access to Barwon Heads' vibrant lifestyle. Stroll to delightful cafés and restaurants and enjoy the close connection to the river and beach." \*All information offered by Bellarine Property is provided in good faith. It is derived from sources believed to be accurate and current as at the date of publication and as such Bellarine Property simply pass this information on. Use of such material is at your sole risk. Prospective purchasers are advised to make their own enquiries with respect to the information that is passed on. Bellarine Property will not be liable for any loss resulting from any action or decision by you in reliance on the information.