

# 10 Colite Street, Barwon Heads, Vic 3227

## House For Sale

Thursday, 11 April 2024

10 Colite Street, Barwon Heads, Vic 3227

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 511 m2**

**Type: House**



Levi Turner  
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**\$2,200,000-\$2,400,000**

The Feel: Impeccably restored and renovated to provide a truly unique residence in this coveted location, this fisherman's cottage presents a harmonious blend of Barwon Heads charm and modern ease. This weatherboard gem whispers stories of a century, with its walls echoing the rich history of river escapades. It now stands as a testament to timeless appeal - a sanctuary where the warmth of nostalgia melds classic architecture with contemporary comforts. Merely steps from boutique shopping and the serene river beach, the location is as ideal as the home itself.

The Facts: -Weatherboard fisherman's cottage resonates with the soul of the past through its original timber-lined walls & windows -Sympathetically renovated & extended to retain its historical integrity & endearing allure-Nestled in the charming village of Barwon Heads, it offers a harmonious blend of over a century's character with modern refinements -Features like a wide welcoming entry & old red brick fireplace, highlight the eternal holiday feel-Galley kitchen with a blend of stainless steel & stone countertops, fitted with Bosch appliances-Dining area includes built-in seating & warm timber accents-Spacious living area flows seamlessly to a North facing backyard, inviting deck & pergola amidst mature gardens-Entertain or unwind here, basking in the northern sun-Four cosy bedrooms, including an upper-level attic bedroom with a north-facing window -The bathroom is a delightful sanctuary, complete with a walk-in shower & separate toilet-Split system heating/cooling, complemented by ducted gas heating throughout-With a nod to Australian heritage, the outdoor toilet is a quirky addition-Additional weatherboard shed for storage or hobbies-Practicalities are covered with generous tandem parking & gated yards-Proven track record as a successful Airbnb property hints at its allure for visitors too-Prime location in the heart of Barwon Heads, just metres from the bustling shops & cafes of vibrant Hitchcock Ave (50m)-A short stroll to the river beach attractions (180m) via Challis Lane pathway

Owner Loves...."We adore the unique character of our home; it's a talking piece that's full of stories. The garden is our secluded haven, and each day feels like a holiday. The convenience of being so close to everything we love about Barwon Heads – from boutique shopping to the tranquil river beach - it's simply irreplaceable."\*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.