

# 10 Mulgoa Court, Barwon Heads, Vic 3227

## Sold House

Wednesday, 27 September 2023

10 Mulgoa Court, Barwon Heads, Vic 3227

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 722 m2

Type: House



Levi Turner  
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Peta Walter  
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**\$1,125,000**

The Feel: Located in a quiet court location only a few minutes' walk from the Barwon River shoreline, this family home or downsizer offers total privacy and fantastic large-scale outdoor living. Inside, the floorplan presents 3 bedrooms, 1 bathroom with spa bath, rumpus room and sunny open plan living with a cosy wood fire and easy flow to the expansive covered deck. Low maintenance and nothing to do but move in and enjoy, this well-kept home is tucked away from the busy heart of town, yet conveniently close to the river, village park, school and Hitchcock Ave shops.

The Facts: -Great family entertainer in a quiet court with lush leafy garden outlook -Desirable river-end precinct provides easy walkability to the river boardwalk & boat ramps -Non-thoroughfare position away from bustling seasonal tourism -Clever layout compatible for family life, or downsizers with guests -Open plan living, kitchen, dining with direct access to huge deck -Cosy woodfire heater & split system heating-cooling -Private alfresco area with outdoor woodfire heating & TV for premier entertaining & relaxing -Central kitchen in excellent original condition overlooks the open layout -Electric appliances, ample storage & brekky bar for casual dining -Laminate timber floors & fresh interiors evoke classic beach house style -2nd living room with limitless potential for home office, games room, parents retreat -Master bedroom with north outlook, BIR, ceiling fan, 2-way access to bathroom with spa bath -2 further bedrooms with built-in robes, zoned to the east hallway -Neat as a pin presentation on generous 722sqm (approx.) site offers low maintenance grounds -Fig & citrus trees, plus productive vegetable boxes, will provide seasonal harvests -Private rear 'wharf' deck with hammock under the trees to soak up the sun -Double carport thru to tandem driveway & set back double garage for workshop or secure parking -Rear garden shed storage for the garden/lifestyle tools -Quiet sought-after location, 7min stroll to Barwon River, 15min bike ride to school & Village shops

The Owner Loves.... "We love the personality of this house and the way the garden changes with the seasons. It has a relaxed beachy atmosphere and a huge private deck that friends love to enjoy with us." \*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.