

**2/21 George Street, Barwon Heads, Vic 3227**

**HAYDEN**

**House For Sale**

Friday, 19 January 2024

2/21 George Street, Barwon Heads, Vic 3227

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 274 m2**

**Type: House**



Hugh McKewan  
0417538779



Penny Dawson  
0448510200

**\$1,250,000**

Within striking distance of the prestigious Barwon Heads Golf Club, Barwon River, Hitchcock Avenue and 13th Beach, this private two-bedroom villa, situated in 'Old' Barwon Heads offers a rare opportunity to enter the tightly held 'Golden Grid'. Designed to maximise function over a favourable single level, the northerly oriented kitchen, meals and living area are bathed in natural light and sunshine through full height glazing, benefiting from immediate connection to the private paved courtyard. Two spacious bedrooms, one with direct courtyard access provide total comfort. Each hosting built-in robes and garden views. Utility rooms consist of the main bathroom, separate toilet, and galley laundry. Reverse cycle air conditioning and ceiling fan along with the passive solar benefits are maximised through site placement and design. This minimalist property presents as an ideal downsize in position perfect or investment property, with plenty of scope for further improvement (STCA). You will forever be rewarded in this elite location. Easy walking distance to the village, pristine rivebanks, estuaries, the Barwon Heads Bluff and iconic stretches of surf beaches A rare offering to the market, worthy of your attention.