

2/4 Wattlebird Crescent, Barwon Heads, Vic 3227

Townhouse For Sale

Monday, 30 October 2023

2/4 Wattlebird Crescent, Barwon Heads, Vic 3227

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 383 m2

Type: Townhouse



Peta Walter
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Levi Turner
0408552539

Priced To Sell!

For sale by Openn Negotiation (flexible conditions online auction). The Openn 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: Designed for permanent living or a luxurious river end weekender, this architectural townhouse embodies a contemporary essence at every turn. Constructed to maximise every ounce of natural light from all aspects, the central courtyard garden acts as a lightwell to the dining area. Featured timber floors, high ceilings and a gas log fire define the modern coastal aesthetic, while upstairs offers a parents retreat with ensuite and balcony, plus 2 further bedrooms, 2nd bathroom and 3rd living area. Situated only 400m to the Barwon River estuary boardwalks and boat ramp, this home offers easy care garden, excellent storage, single garage with security access and a detached shed with shower and toilet facilities.

The Facts: -Quality built architecturally designed townhouse suitable for permanent or holiday living-400m walk to Barwon River waterfront, or into town via the Moonahs & Village Parkland-Well-considered layout offers 3 distinctive indoor living areas to relax or entertain-Featured timber flooring to open plan kitchen, meals and living area-Main living room with Rinnai gas log fire for cosy winter nights-Large stacker doors extend the living space to the 'outdoor room'-Covered & protected alfresco entertaining deck with electric west awning-Courtyard Garden welcomes light into meals area & provides cross-flow ventilation -Sliding door to sheltered north deck to soak up the sun-Well-appointed kitchen with WIP, stone benches, DeLonghi oven, Westinghouse dishwasher-Versatile home office/lounge/guest room on ground floor attracts morning sunshine -Dual split system heating/cooling & the gas log fire provide comfort over both levels-Master bedroom boasts a private east balcony, retreat space/office, WIR & ensuite -Upstairs provides a family bathroom & 2 further bedrooms with BIRs -Modern European laundry & powder room on the ground floor-Excellent storage incl. single garage with security access & rear roller door for the trailer -Separate rear shack with shower & toilet facilities, lockable area for garden tools/surfboards-Mature boundary plantings, low maintenance garden & secure yard for pets/children

The Owner Loves...."We love so many things about this house, from the modern layout and beautiful garden outlook to the ease and flow of entertaining on the deck. You can walk to the river within a few minutes of the front door and launch your boat or kayak, it's a beautiful lifestyle being so close to an array of water sport activities." *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.