

# 25 Margate Street, Barwon Heads, Vic 3227

## Sold House

Tuesday, 19 September 2023

25 Margate Street, Barwon Heads, Vic 3227

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 517 m2**

**Type: House**



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**\$1,675,000**

The Feel: You will have to be quick with this one; the bright, private, comfortable beachy vibe is sure to win hearts! Situated in one of Barwon Heads' most esteemed streets, you can walk to the beach, river, Hitchcock shopping and dining precinct. Ideal for first home buyers, downsizers, holiday investors, or developers, this 517sqm (approx) flat site offers an original 2 BR beach house. The refurbished kitchen, fresh paint, new carpet and SS-AC makes it move-in ready now, while you consider the promise of this site's future potential. Renovate, extend, or redevelop the site (STCA) to capitalise on the rare opportunity to secure a Margate St address. The Facts: -2BR classic beach house; excellent versatility for a family, couple or holiday investor-Easy flow to north & south lawns, with so much space for kids & pets to play -Beautifully oriented; light & bright with a cosy split system AC for seasonal comfort-Attractive street appeal with front veranda to sit & enjoy the garden -Open plan living, dining & kitchen is flooded with natural light -The kitchen features a freestanding Westinghouse electric oven/cooktop -Terrazzo-look laminate bench tops provide durable everyday functionality-Two bedrooms, with east and south aspects respectively-Central bathroom offers shower, vanity & toilet, as original-Laundry leads outdoors to the backyard & separate toilet is a bonus -New roof and gutters, no work to do !!-Long driveway to carport suits multiple vehicle parking-Consider further refurbishments, with ample space to renovate, extend or redevelop the site (STCA)-Moments away from the river & shops, with nearby recreational/community facilities

The Owner Loves.... "This really is an amazing chance to unlock your coastal dream in one of the best streets in Barwon Heads. The house has vintage charm, and the prime land offers myriad opportunities for the future."\*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.