

# 3/69 Hitchcock Avenue, Barwon Heads, Vic 3227

## Townhouse For Sale

Monday, 15 April 2024

3/69 Hitchcock Avenue, Barwon Heads, Vic 3227

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 205 m2

Type: Townhouse



Levi Turner  
0408552539



Peta Walter  
0439354362

**\$1,150,000-\$1,250,000**

The Feel: Nestled within a stone's throw of the village's vibrant heart, easy living meets a serene environment in tranquil Barwon Heads. This unit exudes a sense of calm, with an intuitive layout that is designed for comfort and practicality, making it an idyllic retreat for families, downsizers, or those desiring a strategic coastal investment. The 3 bedroom, 2 bathroom, floorplan balances shared and private spaces, catering to lively gatherings or a retreat-like atmosphere when serenity calls. Positioned in the vibrant core of the community, the impeccably presented property features a neat kitchen, meals and north-facing living area, double garage and secure entry onto a private sheltered alfresco.

The Facts:  
-Ideal for those seeking a serene lifestyle with easy accessibility to the village centre-Mere moments to cafés, boutiques, the serene river beach, & the golf course-North facing, light-filled, living room is enhanced by adjacent dining area-Sliding doors open to the rear deck, offering a secluded garden sanctuary-A neat, well-equipped kitchen with electric appliances & ample storage-Split system heating/cooling provides year-round climate comfort-Wonderful privacy thanks to ideal set back position, with easy access to Hitchcock Ave-Master ensuite plus a full bathroom, ensuring convenience for all residents-Three generously sized bedrooms, all with built-in wardrobes-Immaculate original bathroom with bathtub, shower & single vanity-North frontage single level brick veneer unit invites all day sunshine-Double garage provides exceptional parking & additional storage, with convenient external yard access-Versatile opportunity for those looking to downsize or add to investment portfolio-Low maintenance brick veneer home is the perfect lock-up and leave package!

The Owner Loves...."The rare luxury of finding a property in the heart of the Village, with little to no need for the car, is what first appealed to us. Within a few metres of the front door, you will find vibrant cafes, boutique shops, and picturesque coastal trails. It's a great spot for anyone seeking a relaxed and convenient lifestyle."\*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.