

# 32 Eddystone Court, Barwon Heads, Vic 3227

## House For Sale

Tuesday, 21 May 2024

32 Eddystone Court, Barwon Heads, Vic 3227

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 342 m2

Type: House



Peta Walter  
0439354362



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

The Feel: This stunning contemporary home delivers a serene escape in a prime Barwon Heads locale. Enviably positioned within a quiet, riverside court, the residence unfolds over two immaculately designed levels, offering a sophisticated yet comfortable living environment perfect for modern families. The spacious layout of this property is enhanced by premium craftsmanship, quality appliances, climate control and a versatile additional living area. Every day becomes a tranquil experience with coastal walking tracks leading straight to the Barwon River and the vibrant village centre.

The Facts:

- Riverside pocket near the entrance to Moonah Forest Walk, 150m to river's edge
- Double-storey layout to accommodate a family, or downsizers with guests
- Open plan living area on ground floor featuring high ceilings & elegant hardwood timber floors
- Strategic north aspect & extensive glazing bathes living spaces in natural light
- Chic entertainer's kitchen equipped with SMEG appliances, built in SMEG microwave, stone benchtops, & a spacious fully fitted WIP
- The 2nd living area, separated by a large cavity slider, provides a peaceful retreat
- Lush outdoor alfresco deck & garden, perfect for relaxation or hosting
- A striking hardwood staircase ascends to the private bedroom wing upstairs
- Generous master suite includes a luxurious ensuite & a walk-in robe
- Three additional bedrooms, each with BIRs, ensure ample space for family & guests
- Large family bathroom with relaxing bathtub, luxe shower, & separate toilet
- Custom joinery throughout the home enhances aesthetics & functionality
- Shutters & privacy blinds throughout home
- Laundry with abundant storage, plus guest powder room adjacent
- Double lock-up garage with internal & yard access
- Eco-friendly additions include a rainwater tank with grey water system
- A short flat walk to river boardwalk for exercise and fishing & also to local amenities, including the school, & sports facilities

Owner Loves... "We adore the serenity and the seamless integration of indoor and outdoor spaces. It's like having a private retreat right in the heart of Barwon Heads. Being a court, there's no through traffic, and we can access the Moonah Forest Walk to join the river boardwalk in only 150m." \*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.