

# 33 Noble Street, Barwon Heads, Vic 3227

## House For Sale

Thursday, 25 January 2024

33 Noble Street, Barwon Heads, Vic 3227

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 650 m2

Type: House



Levi Turner  
0408552539



Mark Day  
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**\$1,550,000-\$1,650,000**

The Feel: Desirably positioned in an elite inner-village street, this immaculate family home offers a relaxed coastal lifestyle in a highly sought-after blue-chip location. Meticulously cared for by its current owners for three decades, the classic 3-bedroom, 2-bathroom home is as neat-as-a-pin and ready to enjoy as-is. There is also outstanding scope to value add with a contemporary renovation or extension, while a sprawling 650sqm (approx.) allotment presents a golden opportunity to realise your dream home (STCA). Located within a stroll of the glistening family-friendly foreshore, tempting dining options, and boutique shopping, this enticing property is ready and waiting to reward your imagination.

The Facts: -Position perfect family/sea changers residence across a vast 650sqm (approx.) allotment -Premium inner-village setting, just a 600m stroll to the vibrancy of Hitchcock Ave -Immaculately presented home offers immediate comfort & a wealth of future possibilities -Single level layout welcomes with a north-facing lounge room with large picture windows adding charm & light -Traditional floorplan culminates in a light & bright kitchen, meals & living zone -Indulging indoor-outdoor enjoyment, the hub spills onto a sheltered patio -A sprawling, easy-care back yard offers abundant grassy space for kids & pets to play -Enjoying parental privacy, the master bedroom comes with walk-through robe & ensuite -2 secondary bedrooms, both with BIRs, share a spotless family bathroom & separate WC -A large double lock up garage comes with pull-through access for storage of extra vehicle/trailer -Move straight in and enjoy for years to come, or landbank while renting out -Outstanding scope to value-add with a contemporary renovation, or rebuild your dream home from scratch (STCA) -Walk to shops, eateries, and the picturesque river foreshore -Families/retired couples will also appreciate the proximity (200m) to the community facilities of the 54-acre Village Park

The Owner Loves.... "The calibre of this location is unquestionable. Within a short walk of the beach and main street, we have found it to be an absolutely perfect base for accessing all of Barwon Heads' best lifestyle assets, while still being incredibly peaceful and private." \*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 inquiries 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.