

# 37 Flinders Parade, Barwon Heads, Vic 3227

## House For Sale

Friday, 3 November 2023

37 Flinders Parade, Barwon Heads, Vic 3227

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 1071 m2

Type: House



Levi Turner  
0408552539



Peta Walter  
0439354362

## Selling via Private Auction

This property is being sold via a private auction. To register to bid, please call Levi Turner or Peta Walter.

**The Feel:**  
Immerse yourself in a realm of coastal elegance at 37 Flinders Parade, where historical charm meets modern luxury in the heart of Old Barwon Heads. Holding a cherished position with rare double street frontage to Seaview Avenue and therefore outstanding development potential, this unique residence exudes a palpable sense of warmth and enchantment. With its privileged location on 1070m<sup>2</sup> (approx), close to serene river beaches and iconic landmarks, the property stands as a gateway to a life of exquisite tranquility and endless possibilities.

**The Facts:** -Exclusive blue chip Old Barwon Heads position, mere metres to the water's edge & Ozone Jetty-Expansive 1070m<sup>2</sup> (approx) site with double street frontage, backing onto exclusive Seaview Avenue, proving development potential with 60% site coverage and 11m building height limit-Generational opportunity; tightly held by only two families since the 1950's -Large-scale floorplan to accommodate the whole family for summer holidays!-Time-honoured Baltic Pine floors & soaring cathedral ceilings -Industrial galley-style kitchen with stainless steel bench tops & high-end appliances-Multiple living spaces, including a formal front living room & a majestic main living area-Easy flow to both east & west decks capitalise on 'sunrise to sunset' outdoor living-Enriched outdoors featuring private garden havens, Japanese-inspired fishponds, & nostalgic timbers from the original Barwon Heads bridge-Plenty of scope exists for further outdoor lifestyle additions on the double lot-Spacious east-facing master suite with luxurious marble ensuite & walk-in robe-Bedroom 2 features plantation shutters, built-in robes & built-in desk-Bedroom 3 is an extra-large suite for hosting family & friends, or versatile living area-Central bathroom with shower, vanity & separate toilet-Enhanced by modern conveniences such as Daikin ducted heating, split system heating/cooling, & security cameras-Double garage & workshop/storeroom, plus double carport from Seaview Ave-Solar electric front gate on Flinders Parade provides even more secure parking-Revered location, only paces away from the shores of the Barwon River & thriving café scene-Substantial coastal family residence - live permanently or holiday by the river... The Owner Loves...“Living here is a cherished experience, offering a harmonious blend of history, luxury, and unrivalled location. Every corner tells a story, from the old timbers of the original Barwon Heads bridge in our garden to the majestic Baltic Pine ceilings. The morning sun gracing the master bedroom, the zen-like tranquility of our private gardens, and the seamless flow of indoor-outdoor spaces make the home a timeless sanctuary.”\*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.