

**39-41 Seaview Avenue, Barwon Heads, Vic 3227**



**House For Sale**

Wednesday, 6 March 2024

39-41 Seaview Avenue, Barwon Heads, Vic 3227

**Bedrooms: 4**

**Bathrooms: 2**

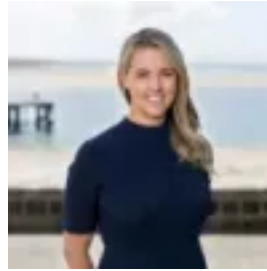
**Parkings: 2**

**Area: 1115 m2**

**Type: House**



Andrew Ingham  
0406619645



Courtney Webster  
0409671526

**Auction - \$2,950,000 - \$3,200,000**

A golden grid opportunity presents to secure a rare quarter acre in the village centre, steps from the ebbs and flows of the Barwon River and the cosmopolitan stretch of Hitchcock Avenue. The four bedroom, Federation-Bungalow style home sits proudly in this highly sought riverside avenue, radiating a charm and character unique to old Barwon Heads. Traditional leadlight windows, timber lined walls and ceilings and a weatherboard facade maintain a timeless sophistication inside and out, with an expansive interior floor plan appreciating a harmonious juxtaposition of old and new. Complementing the original timeline, a formal entry escorts you to the welcoming front lounge, bordered by a beautifully lit sunroom and cloak-room with original timber floors underfoot. The grandiose front living space offers additional retreat, taking pleasure in an ambient open fireplace and immediate connection to the outdoors. Liveability is enhanced to the rear amongst thoughtful upgrades, housing an open plan kitchen, meals and living area complete with wood fire and access to timber decks on both the north-west and south elevations. Timber cabinetry, high-end Miele and Smeg appliances, exceptional bench space and storage, satisfy high function and entertaining demands. Hydronic heating, reverse cycle air-conditioning and ceiling fans affirm year round comfort. Walk to the river's edge, Ozone Jetty and the cafe cultured main street in minutes. Prime position is locked in but the decision rests with you - move in, restore and appreciate the existing, subdivide and land bank for the future or capitalise on this coveted location (STCA).