

9 Bell Street, Barwon Heads, Vic 3227



Sold House

Saturday, 18 November 2023

9 Bell Street, Barwon Heads, Vic 3227

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 962 m2

Type: House



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Bordering the natural boundary of the exclusive Barwon Heads Golf Course, a mere 100m stroll from the garden to the First Green, this quality home on a blue-chip 960sqm (approx) allotment boasts immediate liveability in a premier location. Surrounded by prestige homes and only a stone's throw from the Barwon River, 13th Beach, and Village café strip, scope exists to carry out a contemporary update in this enviable coastal location or fulfil the limitless potential of the site's future promise. Think big and design your dream luxury coastal abode (STCA), capitalising on considerable street frontage of over 960 sqm and a favoured north aspect. Whilst 9 Bell St has been lovingly held by the same family for over four decades, the more recently built home is presented in impeccable condition and provides immediate comfort and lifestyle rewards. Surrounded by lush greenery, the residence reveals an open plan layout with central living and dining that harnesses its north-facing orientation. Neatly presented and immaculately kept throughout, the kitchen features Miele appliances, ample storage and sublime garden views that evoke laid-back coastal ambience. Beyond the rear boundary, the forever eco-protected and maintained golf course land extends the sense of space and further amplifies the impressive lifestyle appeal. Two living areas serve as versatile spaces for the whole family to spread out, opening directly onto the front deck where summer barbecues will transpire. Four well-proportioned bedrooms include a master with ensuite and walk-in robe, complemented by a family bathroom that services the minor bedrooms. Ducted heating and newly replaced carpet enhance seasonal climate comfort, while other highlights include an oversized double lock-up garage, plentiful off-street parking on a circular driveway for your boat or additional vehicle, plus a 12 panel solar array to help minimise energy costs. Located in a quiet and exclusive locale, less than 450m to the sparkling shorelines of the river and the surf, seaside opportunities of this calibre are increasingly rare. As one of few large allotments in this tightly held pocket, this peerless opportunity has all the hallmarks of a solid hole-in-one investment.