

**1 Saratoga Ave, Barwon Heads, VIC, 3227**



**Sold House**

Sunday, 18 August 2024

1 Saratoga Ave, Barwon Heads, VIC, 3227

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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## Develop Your Coastal Dream Abode in Barwon Heads!

Defined:

Positioned in a highly sought after locale, in the heart of Barwon Heads, this original beach cottage sits across 669sqm and is within easy walking distance of Hitchcock Avenue and its shops and cafes and the nearby Barwon Heads Primary School. Opposite parkland and playgrounds, opportunities abound (STCA) to use the site to imagine and develop your own Barwon Heads dream home. The quiet streetscape has no through traffic, adding to the sense of peacefulness although activity on the Barwon River and surf at 13th Beach is close by.

The existing cottage comprises three bedrooms and a lounge overlooking the north facing front lawn and mature plantings. Sliding doors to the lounge create a generous family space whilst the floorplan flows to the kitchen offering views to the garden where veggies are thriving and there is additional storage within two sheds on the property boundary.

A compelling opportunity for buyers eager to join the vibrant Barwon Heads community, there is potential for the property to be rented as development plans are confirmed. Alternatively, savvy buyers can occupy the home for a taste of the summer Barwon Heads lifestyle.

**Living** Generous living area, carpeted flooring, downlights, views to the north facing front garden.

**Kitchen/Meals** Neat kitchen with upright cooker, tiled splashback, cabinetry and views to the veggie patch.

**Master bedroom** with carpet, large windows, blinds and curtains, downlights,

**Second bedroom** Northerly aspect, carpet, downlights, curtains, potential to be converted into a second living or a study

**Additional Bedrooms** Carpet, downlights, blinds

**Main Bathroom** Shower over bath, vanity

**Outdoors** Private grassed back yard, veggie beds & two garden sheds

**Close by facilities** Barwon Heads Primary School, Barwon River, Barwon Heads Cricket Club, Barwon Heads Shopping Village, 13th Beach Surfing, Barwon Heads Tin Shed, Pirate Playground, Commuting links to Geelong, Independent Schools.

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