

# 19 Sheepwash Rd, Barwon Heads, VIC, 3227

## House For Sale

Friday, 30 August 2024

19 Sheepwash Rd, Barwon Heads, VIC, 3227

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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## Coastal Beach House with Future Prospects

### The Feel:

Step into a quintessential beach shack that exudes charm and laid-back coastal living. Nestled among mature tea trees on a generous, flat 613sqm (approx) allotment, this well-maintained home offers immediate liveability while you consider its future promise. Perfectly positioned opposite Barwon Heads' 54 acre parklands, and within walking distance to the vibrant village, river precinct, and primary school, it's an ideal base for those seeking a tranquil escape, or a promising investment with ample potential for renovation, extension, or redevelopment (STCA).

### The Facts:

- Excellent opportunity for renovation, extension, or dual occupancy design (STCA)
- Spacious, flat 613sqm (approx) block with enviable wide frontage
- Substantial Frontage & length allows for very adaptable plans
- Opportunity to maximise the desirable north aspect to expand and enhance (STCA)
- Cosy 3-bedroom shack with a true coastal vibe and plenty of character
- Refurbished pine floorboards add warmth and a beachy feel
- Cool grey tone palette complements the natural surrounds
- Three bedrooms, one with particularly generous space and proportions
- Bathroom combined with a laundry space, separate toilet
- Reverse cycle air conditioning ensures year-round comfort
- Spacious carport with screened outdoor dining area for alfresco enjoyment
- Low-maintenance property, ideal as a rental or holiday let with income potential
- Mature screening trees for privacy
- Central location, within easy walking distance to shops, cafes, and Barwon River
- Perfect gateway into Barwon Heads' thriving coastal community

### The Owner Loves....

"The privacy, the proximity to the village and river, and the simple charm of the shack make it a great home or explore the development potential of this site."

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