

33 George Street, Barwon Heads, VIC, 3227

House For Sale

Friday, 16 August 2024

33 George Street, Barwon Heads, VIC, 3227

Bedrooms: 3

Bathrooms: 2

Type: House



Peta Walter
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Levi Turner
0408552539

Charming Residence with Endless Potential

The Feel:

Seize the opportunity to own a prime piece of real estate in Barwon Heads' prestigious 'Golden Grid'. Located on sought-after George Street, this expansive parcel of land offers immense potential for redevelopment (STCA) in one of the Bellarine's most desirable coastal enclaves. Nestled in a peaceful street, the charming original three-bedroom home, held within the same family for more 50 years, features open plan living, a large kitchen, cosy wood fire, reverse cycle air conditioning, and a fully renovated bathroom. Just a short stroll from the Barwon Heads Golf Club, the Barwon River, and the village centre, this property places the best of Barwon Heads at your doorstep. Whether you choose to renovate or rebuild, the location promises long-term rewards in this elite Golf Club precinct.

The Facts:

- Original Barwon Heads gem positioned in the sought-after 'Golden Grid' of Barwon Heads
- George Street is one of Barwon Heads' most exclusive & best kept secrets
- Generous 535sqm (approx) parcel of land with potential for future development (STCA)
- North-facing open plan kitchen, meals, and living area with abundant natural light
- Kitchen offers electric cooking & extensive breakfast bar for informal meals
- Reverse cycle air conditioning and wood fire for year-round comfort
- High ceilings, sash windows, & brass fittings express the personality of the home
- Three bedrooms, each with tranquil garden views
- Fully renovated central bathroom with in-situ shower, stone vanity & toilet
- Combined laundry/second bathroom with shower & toilet
- Low maintenance garden and lawn, perfect for easy coastal living
- Within walking distance to the Barwon Heads Golf Club, 13th Beach, and village amenities
- 300m walk to the prestigious Barwon Heads Golf Club
- 600m walk to 13th Beach Rd to surf, and listen to the sounds of the sea from home
- 350m to Primary School, 500m to Hitchcock Ave shops/dining, 700m to river beach
- Ideal as a weekender, investment property, or permanent coastal residence
- Very rare opportunity to enter this tightly held community

The Owner Loves....

"We love that the living space is filled with light and warmth, and we've cherished the peaceful, private location of our home. Tucked away in this marvellous position, the proximity to the Golf Club, river, and beach has given us an enviable lifestyle. The next owners will forever be rewarded in this elite location, with potential to bring it up to their own requirements."

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