

# 4 Black Swan Court, Barwon Heads, Vic 3227

## House For Sale

Wednesday, 26 June 2024



4 Black Swan Court, Barwon Heads, Vic 3227

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 786 m2

Type: House



Andrew Ingham  
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**\$1,985,000 - \$2,180,000**

Perfectly situated within a serene non-thoroughfare court setting, this remarkable coastal residence offers an unparalleled blend of sophistication and functionality across its expansive 786 sqm site. As it boasts a versatile floor plan designed to enhance every aspect of your lifestyle. Strategically positioned overlooking the glistening pool and outdoor sanctuary, the expansive open plan living, dining, and kitchen area sets the stage for unforgettable family gatherings and enriches your daily routine. Featuring four generously sized bedrooms, a flexible home office (or fifth bedroom), a cozy theatre room, and a well-appointed upper living area doubling as a rumpus, this home accommodates both communal gatherings and moments of solitude with ease. Within a leisurely stroll, you'll find nearby schools, charming cafes, the tranquil estuary, and pristine beaches, making this property the epitome of a 'forever family home' that effortlessly adapts to your evolving needs. Stepping inside, the savvy floorplan effortlessly guides you through sunlit spaces, accentuated by a desirable north orientation that bathes the main living hub in all-day sunshine. Entertain with ease on the extensive Blackbutt deck, complete with a built-in BBQ for year-round gatherings, while the poolside oasis, featuring a solar-heated 8.2-metre salt-chlorinated pool and a relaxing bungalow, evokes a resort-style ambiance. Inside, a theatre room on the ground floor promises endless movie marathons, while a versatile home office/5th bedroom/gym provides flexibility. Ascend to the second floor to discover a spacious living area, perfect for teenagers or as a rumpus room, alongside a palatial parents' retreat boasting a private balcony, walk-in robe, and a luxe ensuite with an oversized bath. Three additional large bedrooms, all with built-in robes, ensure ample accommodation, while modern comforts such as ducted gas heating, evaporative cooling, and ceiling fans throughout, along with quality stainless steel Ariston appliances in the outstanding kitchen, underscore the home's commitment to luxury living. With extensive storage, a guest powder room, and a commodious laundry completing the picture, this coastal haven epitomizes refined living at its finest. This meticulously designed residence boasts ample parking, accommodating up to five cars with an oversized double garage ensuring convenience. For those with additional vehicles like boats, caravans, or trailers, secure dedicated parking behind double gates offers peace of mind. Emphasizing both sustainability and comfort, the home features a 2100L water tank and a hot/cold outdoor shower, ideal for rinsing off sand after a day at the beach. Crafted with meticulous attention to detail, this builder's own home achieves a remarkable 5.5-star energy rating, reflecting its commitment to quality and efficiency. Situated in a superb family-friendly location, residents enjoy easy access to schools, parks, sporting facilities, the river, beaches, and shops, ensuring a lifestyle of convenience and leisure.