



EASTWOOD ANDREWS



**67 Batson Street Winchelsea VIC**

3 2 4

Set on a quiet street with a rural outlook only 2 minutes' walk from Winchelsea's Eastern Reserve, this quality, owner occupied G.J. Gardner home built only 4 years ago will tick all the boxes! Enjoy space, convenience and luxury with a 3 bed, 2 Bath layout that will appeal to young professionals, growing families, downsizers and investors alike. This light filled home is positioned for sunlight in the main bedroom in the morning and late afternoon sun to the rear entertaining area.

The heart of this haven is the open-plan, spacious living area with plenty of room for entertaining. The kitchen is well-equipped with an island bench, Gas cooktop, Oven, Dishwasher and walk in pantry. You can dine in the meals area or step out through bi-fold doors to the alfresco, taking in the peace, quiet and privacy of the neatly landscaped, low maintenance backyard. The main Bedroom boasts a

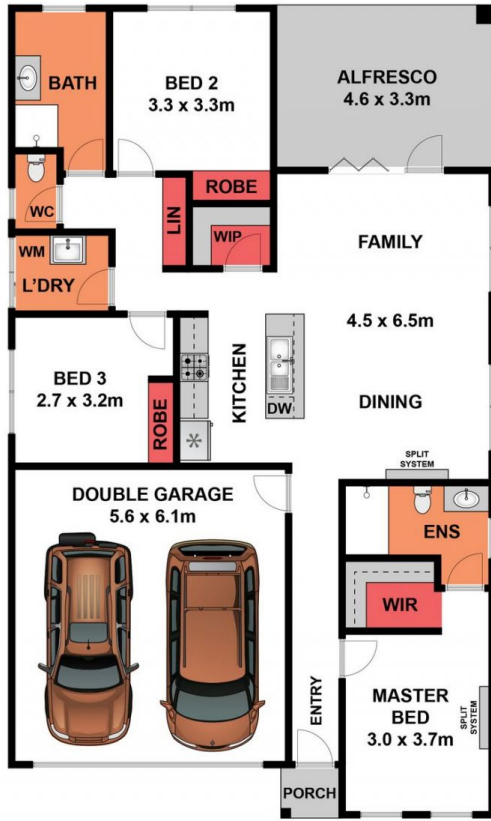
**Price** : \$ 570,000  
**Land Size** : 455 sqm  
**View** : <https://www.eastwoodandrews.com.au/sale/vic/great-ocean-rd-otway-ranges/winchelsea/residential/house/7209047>



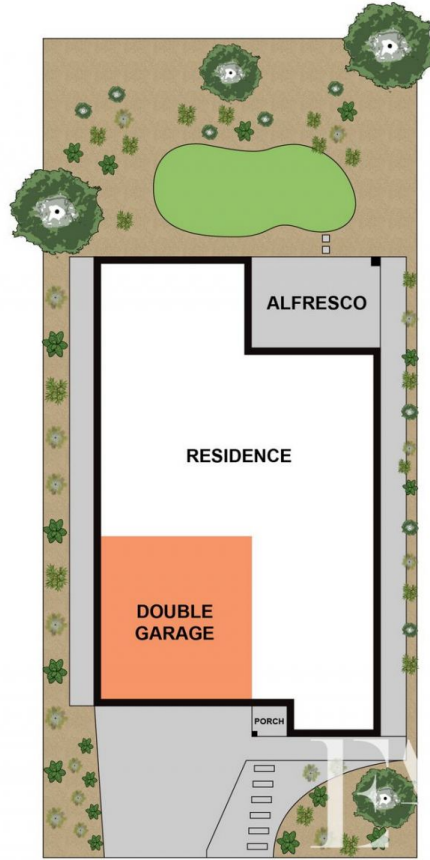
**Jayden Overall**  
03 5201 0575



**Andrew Crowhurst**  
03 5201 0575



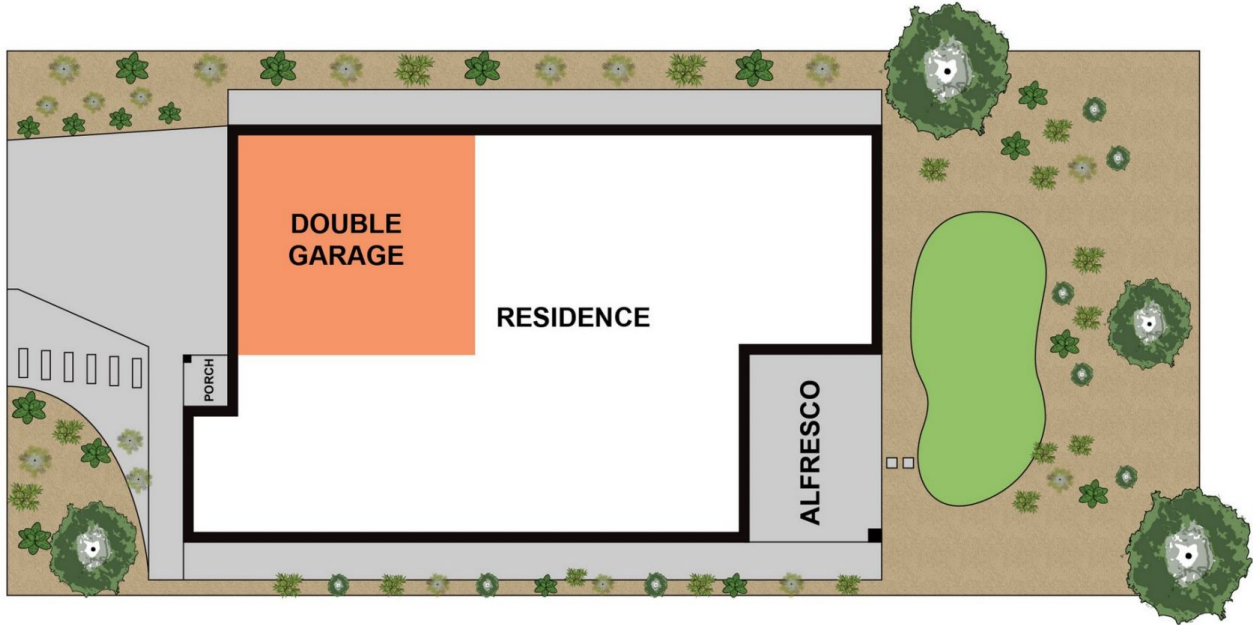
GROUND FLOOR



SITE PLAN

Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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