

**13 Charles Street, Blairgowrie, Vic 3942**



**House For Sale**

Thursday, 15 February 2024

**13 Charles Street, Blairgowrie, Vic 3942**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 890 m2**

**Type: House**



Tim Bradler  
0400312412



Mal McInnes

**\$1,899,000 - \$2,085,000**

Footsteps to the beachfront village, yacht squadron and the glassy waters of the bay, this breathtaking four-bedroom home with heated swimming pool unites enviable resort-style living with every contemporary comfort to deliver an irresistible package for both permanent residents and weekenders. Invited in via a canopy of trees onto a lush, leafy and private allotment, the single-level residence features two light-filled living zones with hardwood timber flooring, fresh tones and a laidback coastal aesthetic in harmony with the beachside setting. Whether residing permanently or escaping the city for carefree getaways on the coast, the culinary kitchen offers a pleasurable space to cook with a vast stone island with waterfall edges, a gas cooktop and stainless-steel appliances, including a Miele dishwasher and a Technika oven. Timber-framed sliding glass doors off both the family room and dining zone open to an expansive poolside alfresco deck lightly shaded by a sail and a lush green lawn, which provides the most enticing setting to open a bottle of local wine for sundowners before strolling to dinner in the village. The second lounge invites quiet movie nights or curling up with a book before retiring to the very comfortably appointed master bedroom down the hall, which flaunts French doors to a private deck, split-system air-conditioning, a walk-in robe and contemporary ensuite with a walk-in shower. Encircled by powdery shorelines, surf breaks, golf courses, hot springs and eateries, this elegant home also includes a full second bathroom, enclosed fireplace, multiple reverse-cycle units for heating and air-conditioning, and plenty of off-street parking behind a sliding gate. To be notified when inspections of this property are available, to be sent a copy of the Contract and advised of property updates, simply submit an enquiry on this page. Belle Property is proud to be offering this property for sale. For further information, please contact Tim Bradler on 0400 312 412 [tim.bradler@belleproperty.com](mailto:tim.bradler@belleproperty.com) Disclaimer: Whilst every care has been taken in preparing the property information, it is to be used as a guide only. Please refer to the appropriate legal documentation to complete your due diligence.