

# 14 Harleian Street, Blairgowrie, Vic 3942

## Sold House

Friday, 25 August 2023

14 Harleian Street, Blairgowrie, Vic 3942

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 693 m2

Type: House



Justin Tang

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Jack Reilly

0477116682

**\$1,131,000**

This offering for sale represents a rare opportunity to enter the ever booming Blairgowrie market at an affordable price and grab a solidly built asset. Within walking distance to Blairgowrie Village and both the front and the back beaches, this unassuming cottage is situated in an idyllic street, partly hidden behind beautiful moonah trees and natural bushes. It features spacious open plan, spacious dining and living area, three bedrooms (two with robes), bathroom and laundry, all on one level. A large reverse-cycle air-conditioner and Coonara heater ensure the home stays warm in winter and cool in summer. Every part of this home is in good condition, including the timber stump structure as well as the extensive timber deck and verandah. Big, gently sloped front and back gardens provide a lot of scope for future extensions. Up until recently this house has been a beloved rental home to a long-term tenant for the last seven years. Fit for being occupied right way and at the same time offering great capital appreciation potential given affordable acquisition price, such winning combination always trumps the market. Don't wait. Contact the agent to inspect immediately.