

# 22 Phillipa Street, Blairgowrie, Vic 3942

## House For Sale

Wednesday, 17 January 2024

22 Phillipa Street, Blairgowrie, Vic 3942

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Area: 682 m2

Type: House



Nick Callander



Larry Callaghan  
0414593804

**\$950,000 to \$1,050,000**

Located in a tranquil neighbourhood central to both the Bay and Ocean beaches, this classic 1970s single-level brick veneer residence set on a 682 square-metre level allotment offers an outstanding opportunity for a young family, investor, or holiday home buyer looking to enter the coveted Blairgowrie market. Solidly built, with painted ceilings and a contemporary open-plan layout providing plenty of coastal-style charm, the two-bedroom home has an abundance of potential for renovation, or extension (STCA). A spacious main living/dining area flows to the central kitchen that looks out to the alfresco pergola, while sliding glass doors open from the meals area to the private, semi-enclosed paved undercover area, ideal for summer dining/entertaining. Both light-filled bedrooms have built-in robes and large windows providing garden outlooks. The larger main bedroom receives plenty of northerly sun and is adjacent to the bathroom with bath/shower, separate toilet, and full-size laundry/utility room with external access. Additional features include a gas heater plus split system heating/cooling, a carport plus off-street parking, and a garden/storage shed. This enviable position, located at the narrowest neck of the Peninsula, is just over a kilometre, or a 15-20-minute walk in each direction to the idyllic Bay beach and stunning ocean beaches, rock pools and the Peninsula National Park. • ☑ Central Blairgowrie location within walking distance of both the Ocean and Bay beaches. • ☑ Classic 1970s single-level brick veneer 2-bedroom home with raked ceilings and open plan layout • ☑ Paved alfresco pergola, private, semi-enclosed with undercover dining zone. • ☑ Level 682 square-metre block with a gentle sloping drive, car port and off-street parking