

# 31 Caxton Street, Blairgowrie, Vic 3942



## Sold House

Saturday, 2 September 2023

31 Caxton Street, Blairgowrie, Vic 3942

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 603 m2**

**Type: House**



Mal McInnes

## Contact agent

Relaxing days ahead at this classic coastal beach house. Just a 10-minute stroll to the foreshore trail meandering down to the surf at Pearses Beach, this superbly situated and long-held coastal home is brimming with laidback beachy-boho charm reminiscent of a Byron Bay hideaway. Set amid a glorious garden setting on 603m<sup>2</sup> (approx), the home feels one with nature, from the timber floors and spiral wooden staircase to the selection of enchanting alfresco spaces, while the brand-new kitchen with Everdure oven with gas cooktop and Bellini dishwasher is a welcome upgrade. A spacious free-flowing living area with toasty log-burner is flanked by over-height sliding glass doors opening to a charming garden with sun patio, workshop/studio with glass doors and a covered outdoor entertaining area with built-in alfresco bar that invite a cool drink on balmy afternoons. The spacious master bedroom on the entry level is fitted with a bank of slatted-timber bifold doors uniting the space with the living room, while the huge third bedroom and retreat on the upper level opens via sliding glass doors on both sides to a choice of balconies, including a large sundeck overlooking a treetop panorama. A bathroom with dual basins and a shower-bath combo services this chic surf cottage, which includes a veggie garden, ample storage for surfboards and beach toys, and a carport with drive-through access. Around 1.5km to the glassy waters of the bay beach, 1.7km to the village, five minutes' drive to the yacht squadron and a short zip to golf courses and hot springs, the covetable location will appeal to sea changers and holidaymakers equally. 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 Mal McInnes on 0415 502 316 or [mal.mcinnnes@belleproperty.com](mailto:mal.mcinnnes@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.