

Boatshed 13, Blairgowrie, Vic 3942

House For Sale

Friday, 26 January 2024



Boatshed 13, Blairgowrie, Vic 3942

Bedrooms: 1

Bathrooms: 1

Type: House



Mal McInnes

\$450,000 - \$495,000

FOR SALE BY AUCTION AT 11.00AM ON SATURDAY 17 FEBRUARY One of the most sublimely situated (and first built) powered boatsheds on Blairgowrie's glassy bay beach, this elevated cerulean-blue boatshed opposite the village has been tightly held by the same family for over 60 years ... and it's easy to see why! Offering the perfect setting for lazy beach days and sundowner drinks, along with plenty of room for paddleboards, wetsuits, umbrellas and more, Boatshed 13 provides a particularly stunning outlook paired with the most serene and convenient positioning to savour summers by the shore. Gazing out across the bobbing boats of the yacht squadron, the boatshed spills onto the powder-soft sands of Blairgowrie's front beach. With superb visibility across the shoreline and shallow waters of the beach, it offers an idyllic set-up to easily keep a close eye on kids or grandkids wading in the water metres away. Shielded among the moonah trees of the foreshore not too far from the shower block with WCs, the boatshed steps up to a double-door entry, providing a private space to change into your cozy, store the beach toys or even take a sneaky arvo siesta, while a sandy, sheltered enclave out the front is just the right size for your fold-out table, chairs and sunlounges. Opposite Mackie Court and a short walk to village cafes, with the Blairgowrie Yacht Squadron a 500m stroll along the sand, this iconic bathing box with power and curtained changing space is ready to create endless family fun for the next generation and beyond. For general information, rules and regulations etc on Boatsheds & Bathing Boxes, please call the Whitecliffs Foreshore Reserve on Ph: (03) 5981 7100 or refer to their website: <https://www.whitecliffs.com.au/boatsheds> 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* Please note: This is not a house and does not have a bedroom or bathroom. Boatsheds do not possess a Certificate of Title as you do not own the land, only the improvements on the land. They cannot be lived in, rented out or extended. The transfer of ownership is via a Licence Agreement with the Whitecliffs to Camerons Bight Committee of Management and a transfer fee of 5.5% of the CIV or purchase price (whichever is the greater) together with an annual fee of approximately \$650.00 applies. In addition, Annual Rates are payable to the Mornington Peninsula Shire Council. 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.