

Serendipity Bruces Bend - Billabong Road, Nichols Point, Vic 3501

Other For Sale

Friday, 5 July 2024

Serendipity Bruces Bend - Billabong Road, Nichols Point, Vic 3501

Bedrooms: 3

Bathrooms: 1

Type: Other



Ian Miers

0350227750

\$245,000 - \$260,000

Currently moored at Bruce's Bend Marina, this houseboat offers secure, gated access and is surrounded by the serene King's Billabong Nature Reserve. This fully refurbished, classic-style houseboat is equipped with a host of desirable conveniences including, three bedrooms downstairs with a updated modern shower room and a queen bed surrounded by a mosquito net upstairs - ideal for this warmer months. Two main living areas, one upstairs and one downstairs inside, along with the kitchen that boasts a dishwasher, gas cooktop and oven, Microwave, Air fryer and an almost near new fridge. Added features include Water filtration system with automatic cleaning and UV filtration, Low voltage reverse cycle split system heating and cooling with back up gas heating and super quiet ceiling fans. The boat itself is approximately 20m x 10m in size and is made up of two steel pontoons that were both sand-blasted and re painted 2 years prior. The upper deck was also re-fiber glasses and covered two years prior which allowed for additional undercover decked areas to the front and the rear of the houseboat. The two 60 horsepower Yamaha Outboards are regularly serviced to ensure a smooth trip on the river, but just to be safe rather than sorry, a back up generator is on board, along with 14 solar panels and a Red Earth Battery that stores 12.3KW of solar. Included is a two-person kayak with seats and paddles. Embrace a new way of living with this unique houseboat, combining comfort, sustainability, and a connection to nature.