



### 3 Ellesmere Street BLAIRGOWRIE VIC

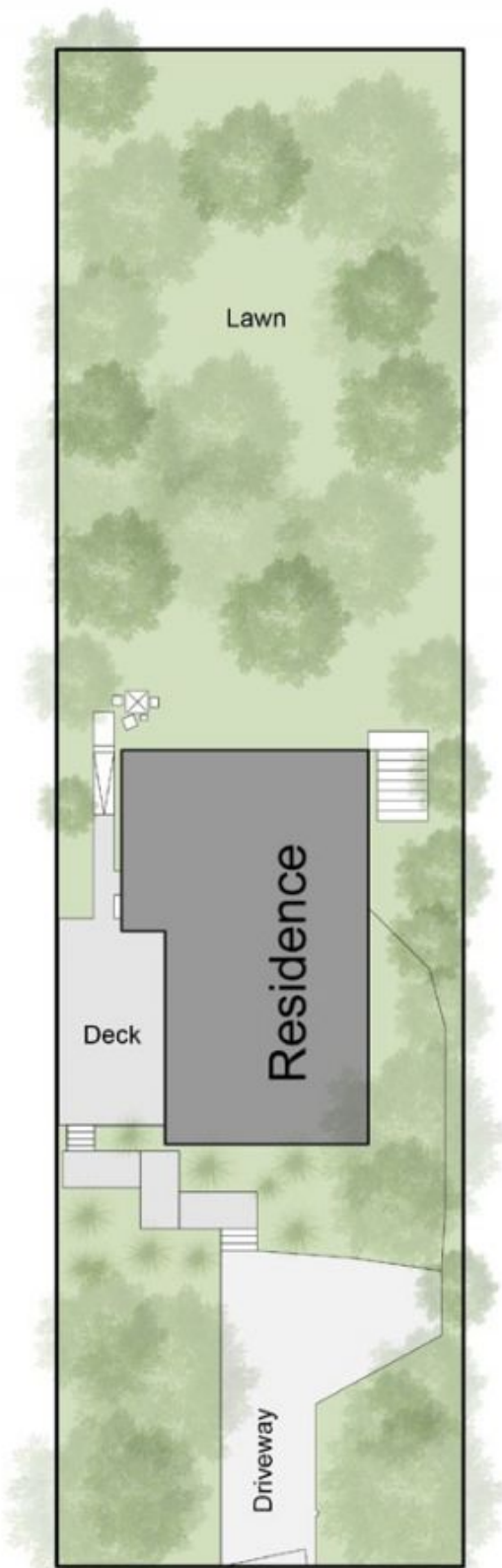
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Held by one family for 45 years this much loved original beach house is the perfect opportunity to secure a coastal property in a much sought after location. Only minutes to the Blairgowrie Village shops/cafes, bay beaches and the rugged ocean walking trails, this is a Blairgowrie property not to be missed.

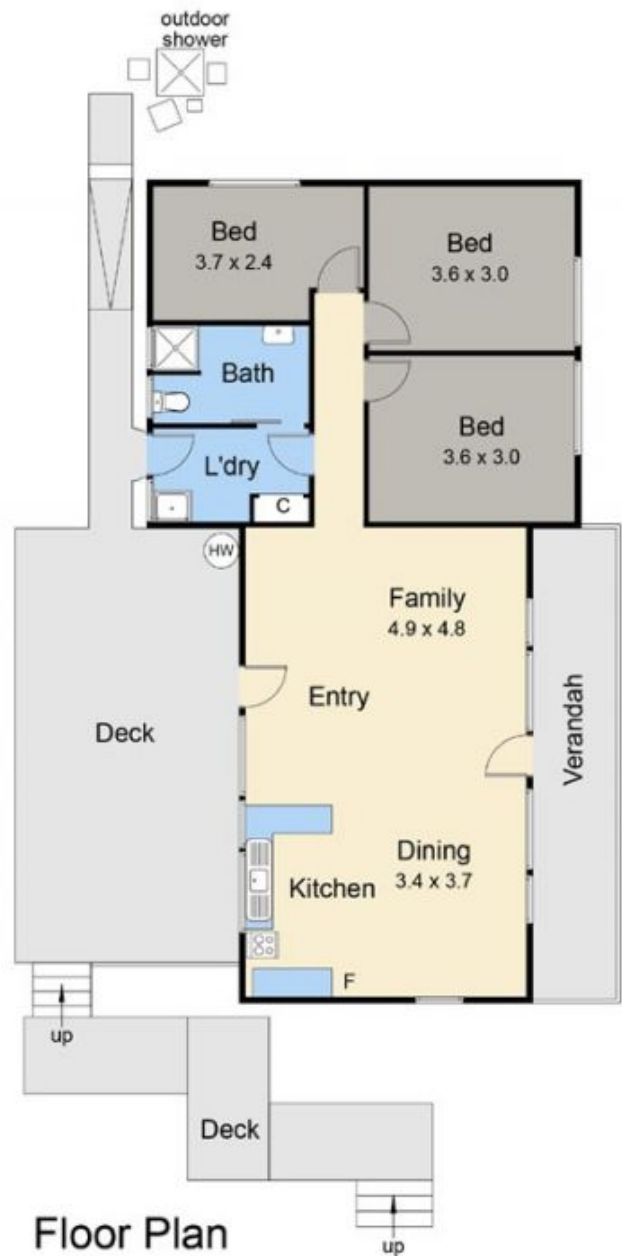
**Land Size** : 963 sqm  
**View** : <https://www.briggshaw.com.au/sale/vic/mornington-peninsula/blairgowrie/residential/homeuse/7417380>

Comprising light filled open plan kitchen/dining/ living, 3 bedrooms and a spacious sunlit entertaining deck to enjoy balmy evenings with family & friends. This fully fenced generous sized home is comfortable as is, or a prime location to renovate or redevelop (STCA), opportunities like this don't come along often.

Land size 963 sqm(approx.)



Site Plan

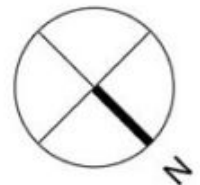


Floor Plan

**Total Ground Floor Area**  
Approx. 98.05 sqm - 10.6 Sq

**Total Deck Area**  
Approx. 47.33 sqm - 5.1 Sq

**Land Size**  
Approx. 963 sqm



## 3 Ellesmere Street, Blairgowrie

This floorplan is for illustration purposes only and no warranty is given as to its accuracy. Purchasers are advised to carry out their own investigations. Produced by realtywriters (03) 5970 2222