



## 14 Harleian Street Blairgowrie VIC

3 1 2

This offering for sale represents a rare opportunity to enter the ever booming Blairgowrie market at an affordable price and grab a solidly built asset.

Within walking distance to Blairgowrie Village and both the front and the back beaches, this unassuming cottage is situated in an idyllic street, partly hidden behind beautiful moonah trees and natural bushes. It features spacious open plan, spacious dining and living area, three bedrooms (two with robes), bathroom and laundry, all on one level. A large reverse-cycle air-conditioner and Coonara heater ensure the home stays warm in winter and cool in summer.

Every part of this home is in good condition, including the timber stump structure as well as the extensive timber deck and verandah. Big, gently sloped front and back gardens

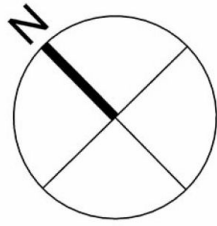
**Price** : \$ 1,131,000  
**Land Size** : 693 sqm  
**View** : <https://www.briggsshaw.com.au/sale/vic/mornington-peninsula/blairgowrie/residential/home/7708380>



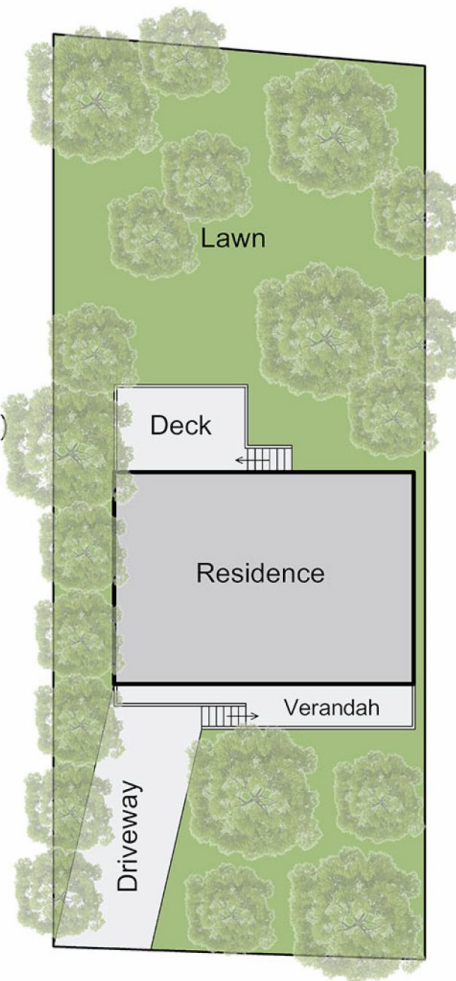
**Justin Tang**  
03 5988 8391



**Jack Reilly**  
03 5988 8391



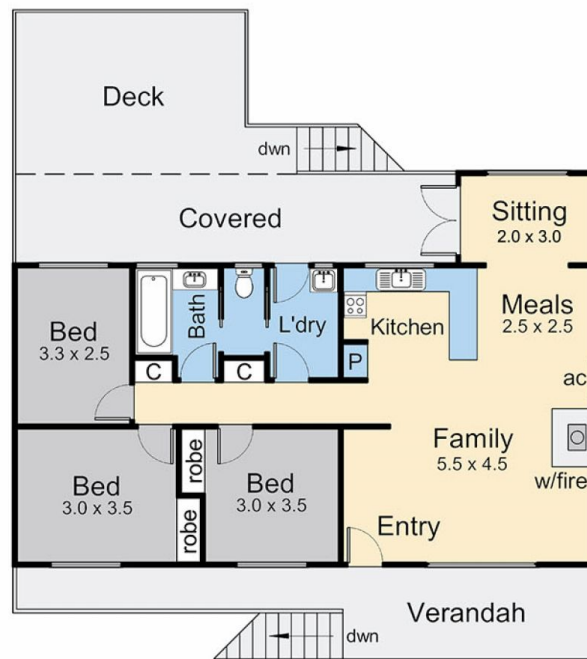
Total Residence Area = 15 squares (approx)  
 Total Land Area = 694 sqm (approx)



Site Plan



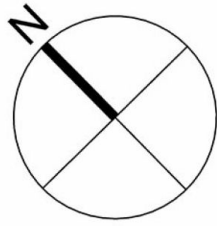
Ground Floor



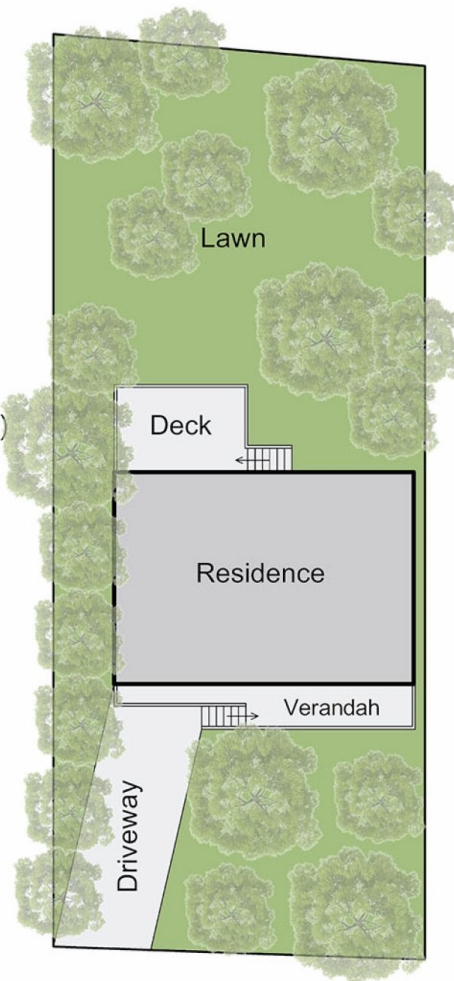
First Floor

## 14 Harleian Street, Blairgowrie

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



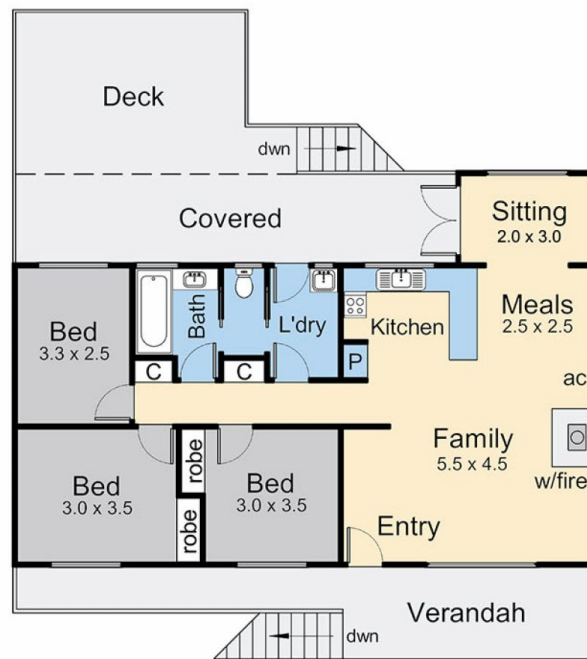
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