



Boatshed 27a Gepp Parade, Derwent Park

Derwent Park - Can't Live In It? Moor A Boat Out Front And Live On THAT

Ant's "Fluff-Free" Description...

Here's the deal: a licensed Derwent boatshed with a massive deck and a private jetty. You can't live in it, but you can absolutely live the lifestyle in front of it.

THE GOOD STUFF:

- A licensed boatshed right on the Derwent at Derwent Park
- Approximately 36sqm of internal shed space, better than most
- A massive deck approximately 20m long, where the magic happens
- Private jetty access, moor your boat and call it home
- Direct Derwent River frontage for the boatie, fisher or dreamer
- Power connected, a real rarity for a holding like this

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FOR SALE

Offers Over \$245,000

VIEW

By Appointment

AGENTS

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AGENCY

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



- Most jetty posts recently replaced, so the hard work is done
- A genuine slice of the river that money can rarely buy back
- Strong scarcity value, they simply do not make more of these
- Minutes from the city and the northern-suburbs amenity
- The lifestyle toy box mates are quietly jealous of

THE BORING-BUT-IMPORTANT BITS:

- Type: licensed boatshed on Crown land (NOT a residence, cannot be lived in)
- Internal space: approx 36sqm
- Deck: approx 20m long
- Water access: direct Derwent River frontage, private jetty
- Services: power connected
- Jetty: most posts recently replaced
- Tenure: Crown Land Licence (use limited under licence conditions)
- Permitted use: Day-use only
- Council: Glenorchy City Council
- Price: Offers Over \$245,000

Boatshed 27a Gepp Parade won't sit around quietly. At Offers Over \$245,000, the smart money moves first and the numbers do the talking.

Call Ant before someone else does the same sums you just did.

Contact: Ant Manton - 0408 621 856 - antmanton@ljhpinnacle.com.au

Onwards and upwards to your rare piece of the river!

I Work Harder - It's THAT Simple!

Disclaimer: The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.

MORE DETAILS

Property ID	K1J1F
Property Type	House
House Size	36 m2
Land Area	86 m2
Including	Toilets (1)
	Courtyard
	Deck
	Outdoor Entertaining

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House area: 36 sqm

Areas and dimensions are approximate and therefore this floor plan should only be used for illustrative purposes.

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