

Boatshed 27a Gepp Parade, Derwent Park

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

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

Let's be crystal clear upfront.

This is a licensed boatshed on Crown land. It is not a residential property.

You cannot permanently live in it. You cannot turn it into your waterfront penthouse fantasy.

But here's the loophole that makes this so good - while you can't LIVE in the boatshed, there's nothing stopping you from mooring a boat right out the front and living on THAT.

Read that again. Your own private slice of the Derwent, a boat bobbing at your jetty, and a fully kitted-out shed to step into whenever you fancy dry land. That's not a compromise. That's the dream most people never realise is even possible.

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FOR SALE

Offers Over \$245,000

VIEW

By Appointment

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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.

 **LJ Hooker**

And this one is tidy, upgraded and ready to enjoy from day one.

WHAT YOU'RE BUYING

- Approx 36m² internal space
- Massive deck approx 20m long - this is where the magic happens
- Licensed Crown land holding
- Walk in walk out sale - everything stays
- Private jetty access - moor your boat and call it home
- Direct Derwent River frontage

This is lifestyle real estate. Not suburbia.

THE SHED - BETTER THAN MOST

This isn't some leaning shack held together by hope and rope.

- Insulated
- Fully lined
- Painted interior
- Kitchen bench area
- Bathroom inside
- Power connected
- Goldair electric heater
- Fridge included
- Microwave included
- Airfryer and hotplate included
- TV included
- Sofa included
- Table and 4 chairs included

Bring your fishing rod and a cold drink. That's about it.

THE STRUCTURE - IMPORTANT STUFF

- Most jetty posts recently replaced
- Cross braced for strength

- Sections of decking replaced
- Solid feel underfoot
- Well maintained overall

You're not buying a project. You're buying something usable.

THE DECK - THE REAL HERO

- Approx 20m long
- Perfect for entertaining
- Perfect for watching boats roll past
- Perfect for pretending you're retired
- Perfect for NOT sharing with the general public

If you've ever tried fishing off a crowded public jetty, you'll understand the value instantly.

THE BOAT FACTOR - THE BIT EVERYONE MISSES

Here's where the clever buyer gets ahead. The shed is your base. The jetty is your front gate. And the water out front is where you actually live.

- Moor your boat right outside the door
- Sleep on the water, wake on the Derwent
- Step off the boat and onto your own private deck
- The closest thing to waterfront living without the waterfront price tag
- All the river lifestyle, none of the suburban rules

You can't live in the shed. You CAN live on the water it looks out over. Big difference - and a big opportunity.

IMPORTANT - READ THIS BIT

- Crown land licence - not freehold
- No permanent residential use of the shed
- Subject to licence conditions
- Buyers must complete their own due diligence

If you're looking to Airbnb a waterfront apartment, wrong listing. If you want your own waterfront base - with a boat moored out front to actually live on - this is it.

WHO THIS SUITS

- Boating enthusiasts who want to live aboard
- River lovers
- Fishermen
- Kayakers
- Lifestyle buyers
- People who understand scarcity

These don't come up often. And when they do, they usually disappear quietly.

Onwards and upwards to your piece of waterfront paradise!

"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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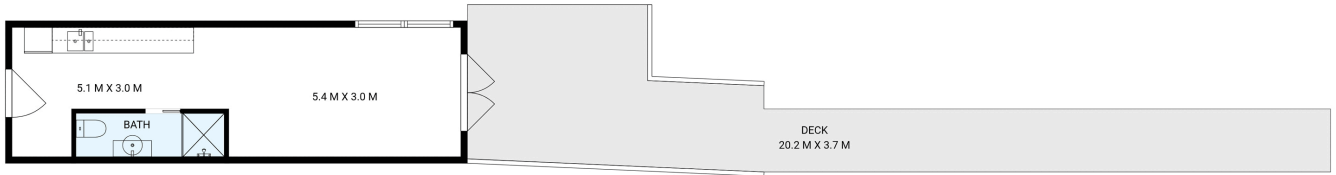
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House area: 36 sqm

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

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