



## 12A Bayside Boulevard, GOUGHS BAY, VIC 3723

### Unique Waterfront Lifestyle & Commercial Opportunity on 5+ Acres

Previously operated as a prestigious restaurant and residence and more recently enjoyed as a private family home, this exceptional Goughs Bay waterfront property offers a rare opportunity to secure a versatile holding with endless possibilities.

Set on one of the last large, flat waterfront parcels in Goughs Bay, the property combines expansive lifestyle living with established commercial infrastructure, ideal for hospitality, functions, wellness retreats or continued residential use.

The commercial space includes a generous dining area with polished concrete floors, bar, Euro fireplace and reverse cycle heating/cooling, flowing to a large covered outdoor entertaining area complete with two three-door bar fridges. A substantial storage and food preparation room incorporates a commercial-sized cool room, complemented by office, laundry and amenities.

The fully equipped commercial kitchen is ideal for catering or events and features stainless steel benches and sinks, two-door glass commercial fridge, large food preparation bench, Beko dishwasher, Westinghouse five burner gas stove, Luus commercial gas hot plate, combi oven and industrial exhaust.

**TYPE:** For Sale

**INTERNET ID:** 300P191985

#### SALE DETAILS

**\$2,100,000 -  
\$2,200,000**

#### CONTACT DETAILS

**Charlie Sullivan**  
0411 956 233

The residence offers comfortable accommodation with two bedrooms, including main with ensuite and walk-in robe, additional bathroom, living room with Euro fireplace, reverse cycle heating/cooling and timber floorboards throughout. A separate office and detached studio/gym with reverse cycle heating and cooling provide further flexibility.

Set amongst established low-maintenance gardens providing shade and privacy, the property also features outdoor garden dining, two outdoor baths, ducted cooling, 3-phase power with 10kW solar system, solar hot water, large shed site with 3-phase power and water, plus two substantial water tanks of approximately 100,000 litres each.

A rare opportunity to secure a unique waterfront property combining lifestyle, income potential and future flexibility in one remarkable package.

Key features:

- \* Mixed use/income potential
- \* Generous block size of 5 + acres on the Goughs Bay waterfront
- \* Established gardens providing great shade, shelter and privacy.
- \* Stunning indoor and outdoor dining, living and entertaining areas
- \* Polished concrete floors and timber floorboards
- \* Bar
- \* Commercial kitchen
- \* Euro fireplaces
- \* Office
- \* Detached Studio/Gym
- \* 2 x outdoor baths
- \* Reverse cycle
- \* Ceiling fans
- \* Storage rooms
- \* Commercial size cool room
- \* Euro laundry
- \* 3 phase power + solar
- \* Solar hot water
- \* Ducted cooling
- \* Large shed site
- \* Ample rain water

Contact Charlie on 0411 956 233 for an inspection (including over easter).

MORE PHOTOS TO COME.

Other features: 3 Phase Power, Area Views, Exhaust, Grease Trap, Heating, Water Front

- Land Area 2.13 hectares
- Bedrooms: 2
- Bathrooms: 2
- Ensuite
- Floorboards



