

## Beumaris, 42 Freshwater Street

The hard work is done

Finding the best block, building a council-approved shed (with bathroom) and getting house plans approved can prove to be a difficult process. Well, luckily, it's all been done for you with this perfectly positioned shed.

A lot of thought has gone into the development of this block, with the 14 x 6.5m shed positioned in the SW corner of the block, ensuring it doesn't obstruct the view from your home when you decide to build (STCA). The shed has a battery-ready solar system and is divided in half, with one half being lined. The tanks are concealed behind the shed and the septic tank is all ready for the house to also be connected.

There is a small stand of ironbark gums still on the block, and the obvious location for the future solar-passive home has fantastic coastal views. All this is just a 500m walk to one of the best surf breaks on the coast.

Beumaris is a long-time favourite family holiday area of the East Coast, gaining in



**Disclaimer:** 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.



LAND 2,427 m2

**For Sale**  
Please Call

**Contact**  
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**LJ Hooker St Helens**  
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popularity as people follow their heart and the lure of a lifestyle only the East Coast can offer. With world-class mountain bike tracks just minutes away, and diving, fishing bushwalking, foodie trails, the vibrant centre of St Helens and stunning beaches all within easy reach, you'll be the envy of friends and family at your new Beaumaris address.

For your chance to slip into this lifestyle, contact me today for further information on this great setup, that is just waiting to turn your dreams into reality.

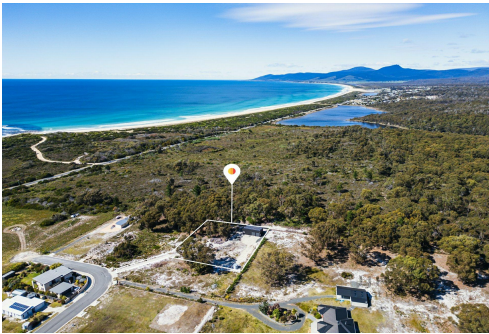
Council rates \$1250 approximately.

## More About this Property

Property ID	PGJFN1
Property Type	Residential
Land Area	2427 m2

**David Liebmann 0428 860 047**  
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