






25 Reedy Road, Beaumaris

## Coastal property with income

Positioned in a commanding (yet private) location, overlooking Beaumaris and bathed in all-day sun, is a bespoke straw bale home designed and built by the current owners. The view to Shelly's Beach allows you to check out the surf before grabbing the board, while Beaumaris Beach is just a 500m walk away.

With its high thermal efficiency, this home maintains a year-round comfortable temperature with minimal assistance from the wood heater and reverse cycle air conditioner. The two bedrooms, built at opposite ends of the home, are generous in size and offer northerly windows to welcome the sun. The twenty-year-old home is testament to the quality of the build, with no visible signs of deterioration or wear. The construction of the home achieves high energy efficiency, including the use of double-glazed windows and its northern orientation.

The northern side of the home opens onto a substantial deck and the native gardens. Remnants of a (once prolific) veggie garden remain, awaiting its rejuvenation to, once again, supply the new owners with home grown produce. The open plan design exudes warmth with mud brick internal walls, a mix of hardwood and in situ poured earthen/cement flooring, exposed timber poles and a kitchen with walk-in pantry.

2  1  5 

**FOR SALE**  
\$1,450,000

**VIEW**  
By Appointment

**AGENTS**  
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

The 91.6 acre property is predominantly natural coastal scrub, with walking and riding tracks and Reedy Creek running the full length of the block, pausing briefly as it passes through the permanent one acre spring-fed dam on its way to the ocean. An income-generating telephone tower is positioned in the far south-western corner of the block, more than a kilometre from the home. The property is completed by the three-bay shed plus carport.

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

To view this very special property, call me today to arrange an inspection.

Zoned Landscape Conservation  
Rates \$3213 per year

### MORE DETAILS

Property ID	PERFN1
Property Type	AcreageSemi-rural
Land Area	37.06 hectare
Including	Air Conditioning Toilets (1) Deck Workshop Secure Parking Water Tank

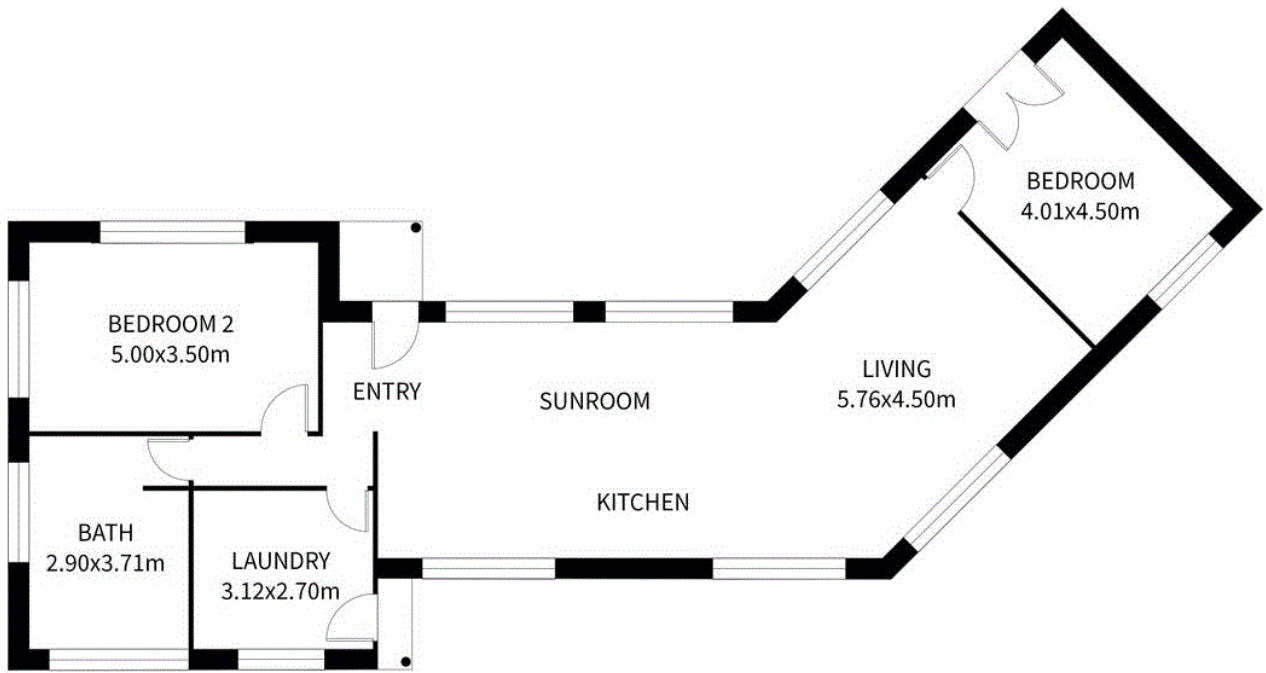
**David Liebmann 0428 860 047**

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## FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. LJ Hooker St Helens gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

