



## Edgcumbe Beach, 44 Amaroo Drive

UNDER OFFER!

LIVE THE COASTAL LIFESTYLE!

Meticulously maintained & presented by the current owners, this 3 bedroom 2021 Tasbuilt home leaves nothing to be done - it is genuinely effortless living inside and out. The gardens are easy care, lock up garage, clad in Colorbond Ultra, engineered specifically for coastal environments.

This property is going to appeal to the lifestyle-driven buyers seeking a quality, modern home with a versatile floor plan that could also suit those wanting to work from home or the perfect holiday home, as the owners are prepared to leave all the furniture.

Here are a few of the standout features of this beautiful home:



**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.

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**For Sale**

CONTACT AGENT

**View**

[ljhooker.com.au/J6XFD3](http://ljhooker.com.au/J6XFD3)

**Contact**

**Jaci Hill**

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**LJ Hooker Wynyard**  
**(03) 6442 3477**

- \* Land size – approx 1600m2
- \* Separate fully fenced 400m2 grassed area suitable for pets or kids
- \* Double glazed windows, reverse cycle heating/cooling, 6kw solar system
- \* Fully equipped kitchen, gas cooktop, electric oven, dishwasher and separate walk in pantry
- \* Private parents retreat, gorgeous water views from the top level, beautiful ensuite, walk in robe
- \* 36sqm garage, remote controlled with epoxy flooring
- \* 2 X 24000 litre water tanks plus fire tank
- \* Two living areas, one up, one down
- \* 3 bedrooms, spacious main bathroom
- \* Undercover entertaining deck, upstairs balcony
- \* Parking space for up to 8 cars
- \* Five minute walk to Edgcumbe Beach, less than 30 minutes drive to Smithton & Wynyard

The views from upstairs and downstairs of this beautiful beach home are stunning!

If you are looking for a permanent sea change, holiday home or investment, then you should seriously take a look!

Contact Jaci today to organise your inspection

\*\*\*\* The information on this website has been provided to LJ Hooker Wynyard by third parties. While LJ Hooker Wynyard have taken every care to verify the accuracy of the property details this information should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. All measurements are approximates \*\*\*\*

## More About this Property

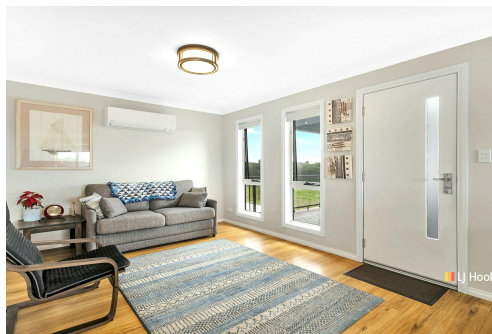
Property ID	J6XFD3
Property Type	House
Land Area	1600 m²

**Jaci Hill**  
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