



124 Scamander Avenue, Scamander

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Spacious, Inviting & Perfectly Positioned ‐ Coastal Living at Its Best

FOR SALE
Please Call

AGENTS

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AGENCY

LJ Hooker St Helens
(03) 6376 2300

Welcome to a home where coastal living and convenience come together. Perfectly positioned just a short stroll from the shimmering shoreline and local cafes, this beautifully presented (and freshly painted) five bedroom, two and a half bathroom home offers more than meets the eye.

? Amazing uninterrupted water views, beach views and views of the mountain ranges.

? Generous 1012m2 block offering potential for a second dwelling or subdivision, with an estimated second block value of \$250k+

? Preliminary subdivision approval and indicative admin costs available.

? Located in a high-demand rental area

? Lower level can be segregated from the main home for dual

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occupancy or multiple tenants. With potential rental returns of around \$700 per week.

? Option to purchase fully furnished for added convenience

With low-maintenance grounds, a Daikin reverse cycle air conditioner, and panel heaters throughout, comfort and ease of living are guaranteed. Spend your mornings walking along the water's edge, enjoy coffee at your favourite local cafe, and return home to unwind in a relaxed coastal setting.

Offering lifestyle, location, and potential income, this is a home that truly has it all.

Contact us today for more information or to arrange your private inspection.

MORE DETAILS

Property ID	PWHFN1
Property Type	House
Land Area	1012 m2
Including	Air Conditioning Toilets (2) Balcony Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes

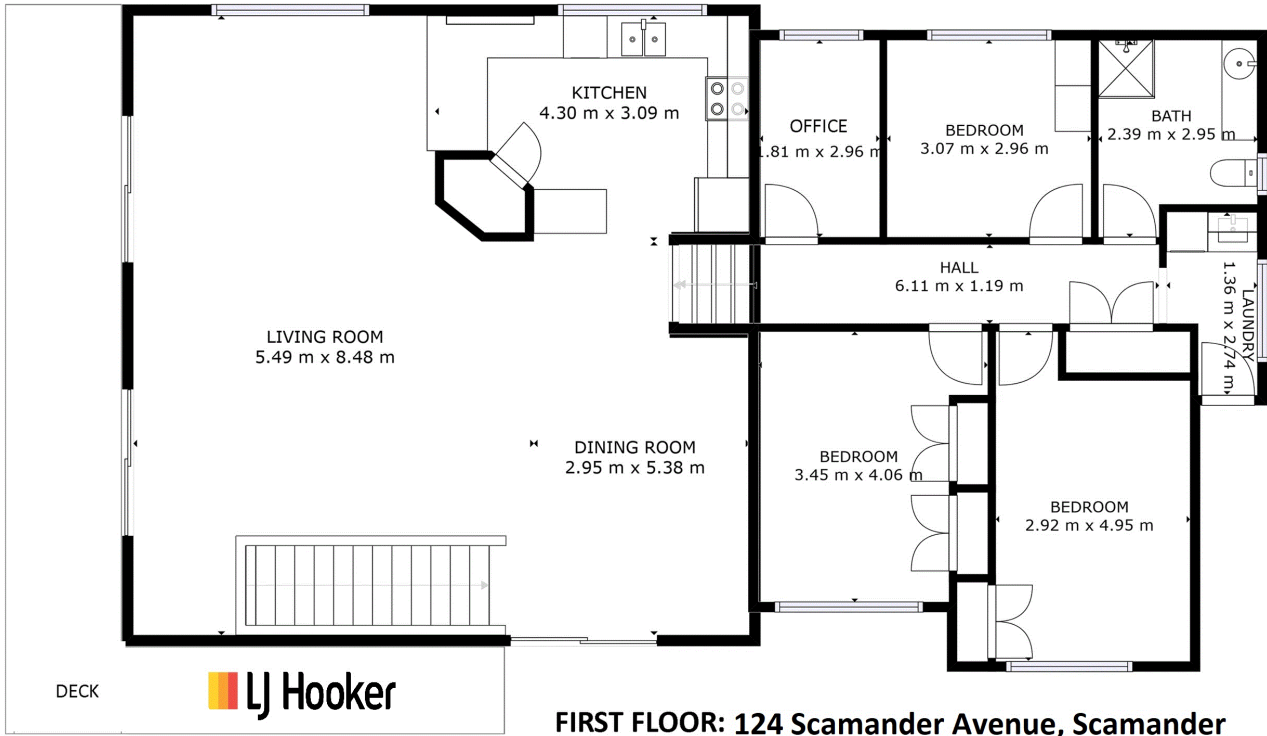
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