



13 Pelican Court, Scamander




## Coastal Bliss

Nestled in a serene corner of Scamander with enchanting water vistas, this splendid family abode presents a perfect harmony of comfort and natural allure. Boasting a generous 1399 square metre block, the home exudes tranquility and privacy, further enhanced by its proximity to the calming beach and river mouth within an easy stroll.

Constructed circa 2009, the residence offers a thoughtful arrangement of living spaces. The upper level features three well-appointed bedrooms, while a fourth bedroom on the lower level provides flexibility for guests or can be adapted into a home office. Two bathrooms with separate toilets cater to the needs of a bustling family life. Tassie oak timber flooring adds a touch of warmth and elegance, complemented by the convenience of three reverse cycle air conditioners ensuring year-round comfort.

Culinary enthusiasts will be drawn to the spacious kitchen equipped with gas cooking on a 900mm wide range, and the inclusion of the fridge adds to the ready-to-move-in appeal.

The double internal garage, alongside a double carport of 7x7 metres and a boat shed measuring 7x6 metres, ensure ample space for vehicles and storage. Outdoors, the property invites green thumbs

4  2  8 

### FOR SALE

Please Call

### AGENTS

Kate Spilsbury  
0419 683 904

kspilsbury.sthelens@ljhooker.com.au

### AGENCY

LJ Hooker St Helens  
(03) 6376 2300

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.

 LJ Hooker

with established vegetable patches and an orchard, promising a delightful foray into self-sufficiency. The fully fenced yard ensures safety for little ones and pets, while the courtyard and decking space provide idyllic spots for al fresco dining or simply soaking up the sun.

This house is more than just a dwelling; it's a retreat for family life, where memories are waiting to be made amidst the beauty of Tasmania's East Coast. A double internal garage and additional storage room cater to practical needs, ensuring that this property isn't just a home, but a haven for the discerning family seeking space, comfort, and a touch of coastal bliss.

## MORE DETAILS

Property ID	PJCFN1
Property Type	House
Land Area	1399 m2
Including	Air Conditioning
	Toilets (2)
	Deck
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

**Kate Spilsbury 0419 683 904**

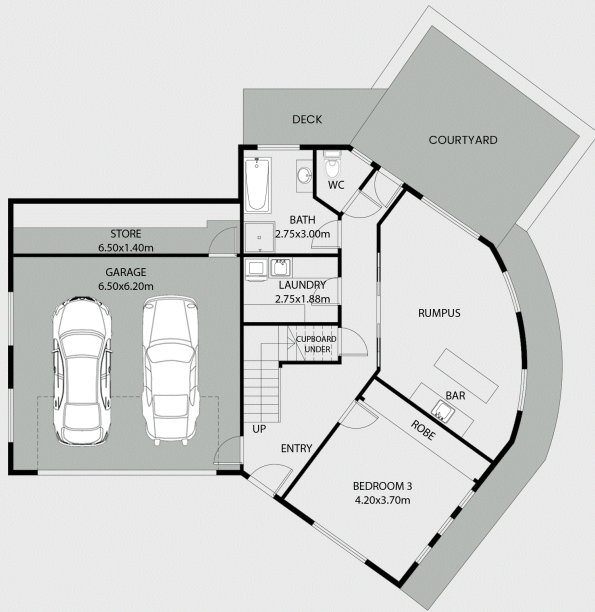
Principal | [kspilsbury.sthelens@ljhooker.com.au](mailto:kspilsbury.sthelens@ljhooker.com.au)

**LJ Hooker St Helens (03) 6376 2300**

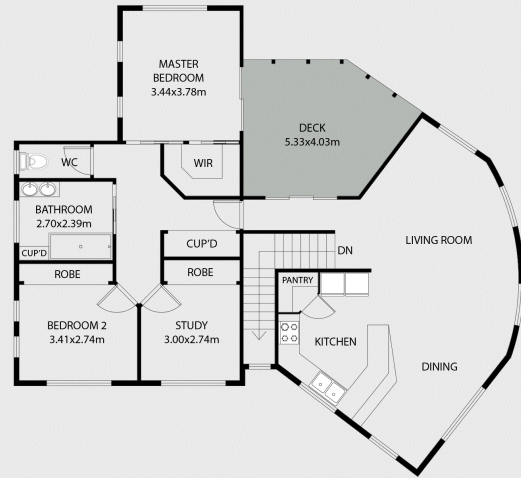
36 Cecilia Street, ST HELENS TAS 7216

[sthelens.ljhooker.com.au](http://sthelens.ljhooker.com.au) | [sthelens@ljhooker.com.au](mailto:sthelens@ljhooker.com.au)





**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. LJ Hooker 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.

