



137 Scamander Avenue, Scamander

Direct beach access with room for everyone

Offering a rare combination of ocean views, direct dune access and central location, 137 Scamander Ave is a property that will tug at the heart strings of many thanks to its premium and timeless features. Future-proof your investment decision with this property, as you will never lose your view or direct beach access and you and your future generations will appreciate your astute decision.

Located just walking distance to your favourite coffee and pizza spots (as well as more formal dining options), you'll find your car is used less and the bikes and walking will be your regular modes of transport. After your day filled with relaxing at the beach, fishing, surfing, skiing on the Scamander River or just embracing the scenery, this home will continue to be a place of peace and envy of your friends and family. With the River-mouth surf break visible from your home, it'll be a quick check and then a dash across the reserve and bridge to the beach with the board under your arm. With dog-friendly beaches at your fingertips (some seasonal restrictions apply) the whole family will love having access to the famous East Coast beaches.

The home has been remodelled to maximise views from all the living zones of the home. The three bedrooms are all of generous

3 2 1

FOR SALE
\$730,000

VIEW
By Appointment

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proportions, while the two living zones allow flexibility and space for everyone to spread out. The detached rumpus building includes two connected rooms, a bathroom and kitchenette.

The expansive covered rear deck offers uninterrupted views of the ocean and dunes, while cooking on your hooded gas BBQ or wood-fired colonial oven. The low maintenance native garden, with its resident wrens and honey eaters, extends from the deck to the fence, where it merges into the open space and dune reserve, providing a sense of endless back yard space. The 10x5m garage provides storage for all the toys as well as handy workshop space.

Tasmania's East Coast offers wonderful lifestyle adventures with fishing, surfing, diving, mountain biking, bushwalking, wine-trails, various tourist ventures and breath-taking natural beauty on its doorstep. Scamander boasts a supermarket, restaurant, cafes, service station and pharmacy, while the fully serviced town of St Helens (just 20km away) is the largest centre on the East Coast, and is a magnet for a wide demographic due to its facilities, climate, lifestyle, and bright future.

To jump on this golden opportunity, contact me today to arrange your private inspection.

Council rates approx. \$2200/annum
Water rates approx. \$1280/annum
Zoned General Residential

MORE DETAILS

Property ID	Q9EFN1
Property Type	House
House Size	131 m2
Land Area	1013 m2
Including	Toilets (2)
	Balcony
	Deck
	Outdoor Entertaining
	Built-in-Robes

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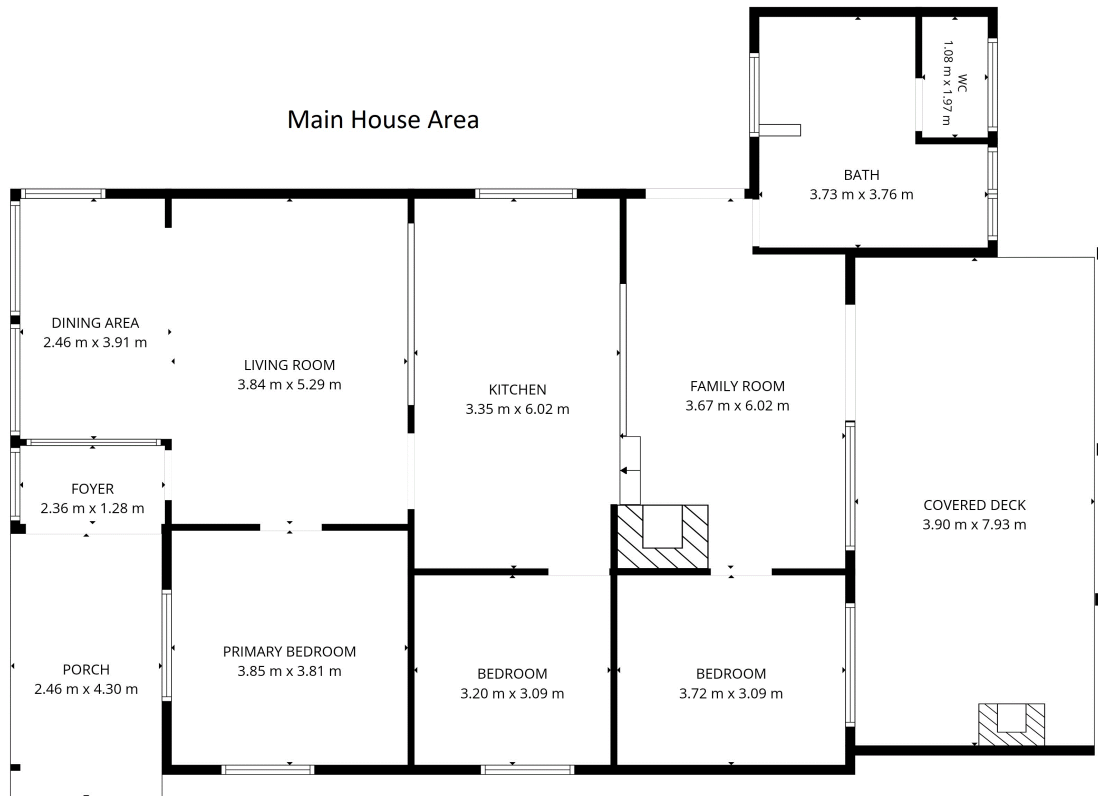
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137 Scamander Avenue, Scamander

TOTAL: 127 m²
1st floor: 127 m²

EXCLUDED AREAS: COVERED DECK: 31 m², PORCH: 11 m², WALLS: 10 m²

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

