



## Scamander, 16 Scamander Avenue

Prime Property in Scamander: Development Potential!

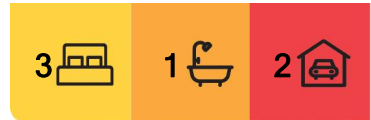
Welcome to your next investment or dream home opportunity in the heart of Scamander!

This property boasts an array of features perfect for those seeking both a comfortable lifestyle and lucrative development potential.

Enjoy ample space and comfort with three spacious bedrooms, a well-appointed bathroom, and the convenience of a separate toilet. This large block with great development potential (STCA) offers the perfect canvas for your development ambitions. Explore the potential for expansion, additional structures, or simply enjoy the ample space.

Embrace the coastal lifestyle with easy access to the pristine waters and sandy beaches of Scamander. Enjoy leisurely walks along the beach or take in the serene beauty of Scamander River nearby. Located close to Scamander beach, Scamander River, and the town centre, this property ensures convenience for shopping, dining, and entertainment options.

Don't miss out on this fantastic opportunity to secure a property with both lifestyle appeal and promising development prospects. Contact us today to schedule a viewing and make



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/P3BFN1](http://ljhooker.com.au/P3BFN1)

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

**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.

this property yours!

## More About this Property

<b>Property ID</b>	P3BFN1
<b>Property Type</b>	House
<b>Land Area</b>	1965 m <sup>2</sup>
<b>Including</b>	Toilets (1) Deck Floorboards Fully Fenced

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