



18 Dune Street, Scamander




## Light, Bright & Moments from the Beach

Embrace the beauty of coastal living with this Hamptons inspired sanctuary, where every detail is designed to feel light, calm, and connected to nature. With soft sheer finishes and sunlit interiors, the home welcomes you in with warmth and simplicity, creating spaces that are as stylish as they are comfortable.

Offering three large bedrooms and a thoughtfully combined bathroom and laundry, the design is effortless and practical. A wood heater adds a cosy heart to the home, while the deck and breakfast bar invite you to linger over morning coffee or unwind with sunset drinks, surrounded by fresh sea air.

Set on a flat 1012 sqm block, fully fenced and brimming with potential, there is space for gardens, play, and future dreams. Just a few minutes stroll to the beach, your days can be filled with barefoot walks along the sand, salty breezes, and the soothing rhythm of the ocean.

With town services, a single lock up garage, and a garden shed, convenience meets charm in this modern haven. This is more than a home - it is a lifestyle, a retreat, and a place to truly slow down and savour the simple joys.

3  1  3 

### 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**

Contact us today for more information and a private inspection.

## MORE DETAILS

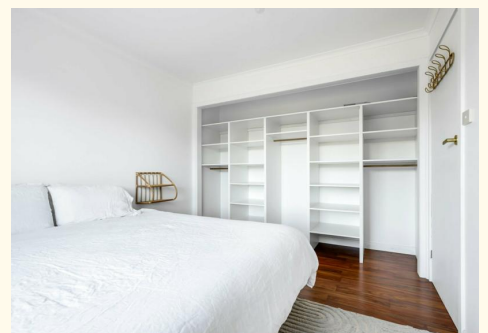
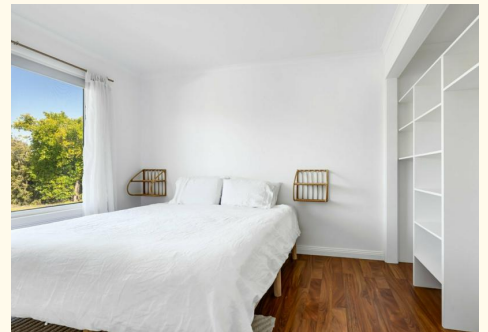
|               |   |
|---------------|---|
| Property ID   | PYNFN1  |
| Property Type | House   |
| Land Area     | 1012 m2   |
| Including     | Toilets (1)<br>Deck<br>Secure Parking<br>Fully Fenced |

**Kate Spilsbury 0419 683 904**

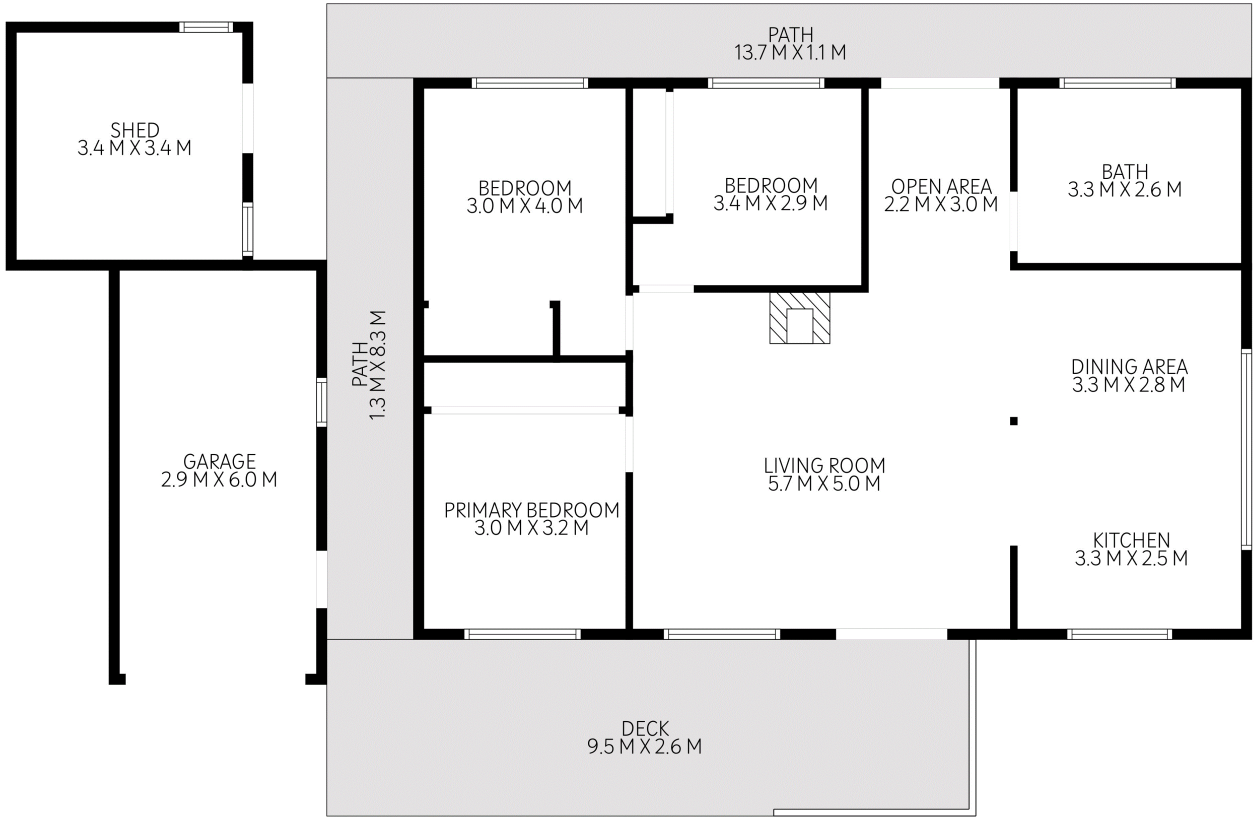
Principal | [kspilsbury.sthelens@ljhooker.com.au](mailto:kspilsbury.sthelens@ljhooker.com.au)

**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)



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**TOTAL: 97 m<sup>2</sup>**  
**FLOOR 1: 97 m<sup>2</sup>**  
 EXCLUDED AREAS: GARAGE: 18 m<sup>2</sup>, SHED: 11 m<sup>2</sup>, DECK: 25 m<sup>2</sup>,  
 PATH: 26 m<sup>2</sup>, WALLS: 11 m<sup>2</sup>

FLOOR PLAN IS INDICATIVE OF THE LAYOUT. DIMENSIONS ARE HIGHLY RELIABLE NOT GUARANTEED

