



37 Scamander Avenue, Scamander

Home in beautiful condition with direct beach access

Join a lucky few, and be the envy of all others, with your new beach home with direct access to stunning Scamander beaches through your back gate. With its large block and well positioned home, this property opens a world of opportunities for you.

This beautifully maintained spacious home exudes family warmth from the second you step inside. From the sunroom entrance you'll be greeted with a large, updated kitchen that is truly at the heart of the home. From here the home flows into the separate dining room, lounge room and the three large bedrooms.

Step out onto the easterly deck to welcome the rising sun and to enjoy breakfast as you plan an exciting day ahead. The rear gate is a portal to a world of beach fun for all generations, with direct access through the dunes to the expansive Scamander beach, while the garden BBQ gazebo invites the scene of evening fun and reflecting after a wonderful beach day.

The home is kept cosy all year round with your choice of a reverse cycle air conditioner or wood heater for those extra chilly nights or the ambience of a wood fire. The huge laundry offers opportunities for

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FOR SALE
\$650,000

VIEW
By Appointment

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 **LJ Hooker**

maximising storage, while the bathroom has the convenience of a walk-in shower. With hardwood flooring hiding under carpet and tiles in the original home footprint, exposing and rejoining in their beauty is also an option for you.

The long block is ideal to develop further accommodation or an extension of the existing sheds (STCA).

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.

For a private viewing of this very special opportunity, contact me today to make an appointment.

Rates \$1730 approx.

Zoning general residential

MORE DETAILS

Property ID	Q36FN1
Property Type	House
Land Area	1224 m2
Including	Air Conditioning
	Toilets (1)
	Fire Place
	Balcony
	Deck
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Fully Fenced
	Dir4ect access to beach dune reserve

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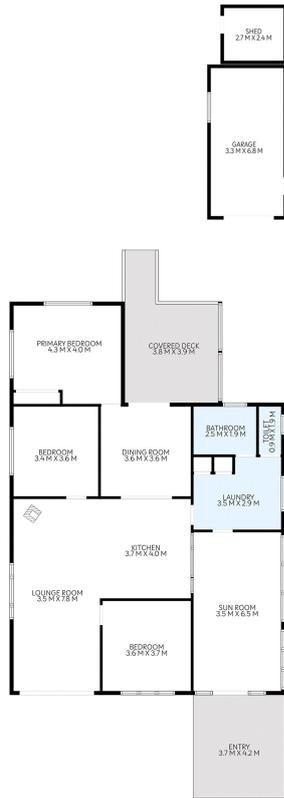
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TOTAL: 142 m2

1st floor: 0 m2, 2nd floor: 142 m2

EXCLUDED AREAS: GARAGE: 23 m2, SHED: 7 m2, COVERED DECK: 18 m2,
ENTRY: 15 m2, WALLS: 13 m2



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