

5 Silver Street, Scamander

Wonderful character home with proven passive income

Introducing a unique property opportunity, tailor-made for discerning retirees, professionals or multi-generational families seeking independence with a touch of fun and luxury. This bespoke two-storey character residence commands an impressive stance, offering an exquisite blend of style, space, and serenity.

The opulent master suite on the upper floor is a haven of peace, featuring a huge bedroom with sunny sitting area perfect for unwinding and enjoying mountain views. The heart of the home is the large open-plan lounge, dining, and kitchen zone, complete with beautiful hardwood floors and rich timber features. The (greater than 180 degree) sweeping views from South Sisters to the Scamander River mouth and ocean are best enjoyed from the expansive deck, providing a tranquil backdrop from your morning cuppa, to your sunset tippie. An office/storeroom on the upper floor adds to the practicality of this home.

Designed with versatility in mind, the ground floor houses two stylish and spacious, self-contained one-bedroom units (each with its separate entrance), both of which have proven returns as AirBNB rentals. These spaces represent a variety of opportunities from the

3 3 6

FOR SALE
\$949,000

VIEW
By Appointment

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AGENCY
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Interested parties must rely solely on their own enquiries.

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continued excellent income stream, private quarters for multi-generational living, accommodation for visiting family or even as professional suites for practitioners meeting clients.

Constructed from environmentally conscious materials, including compressed earth stabilised bricks, "Matangi" offers both town and tank water options as well as solar panels to minimise its carbon footprint. The fully fenced garden, featuring a variety of prolific fruit trees and native bushes, is a horticulturist's dream and a relaxing extension to the units, including an outdoor H/C shower. Parking is plentiful, with a 6x9m shed providing two car spaces, additional caravan carport, and a large parking area. The private lawn/camping area completes the package with its separate shed incorporating toilet, laundry and storeroom.

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 \$1700 approx.

Zoning general residential

MORE DETAILS

Property ID	Q05FN1
Property Type	House
Land Area	1272 m2
Including	Air Conditioning
	Toilets (4)
	Courtyard
	Balcony
	Deck
	Outdoor Entertaining
	Floorboards
	Workshop
	Built-in-Robes
	Fully Fenced
	Water Tank

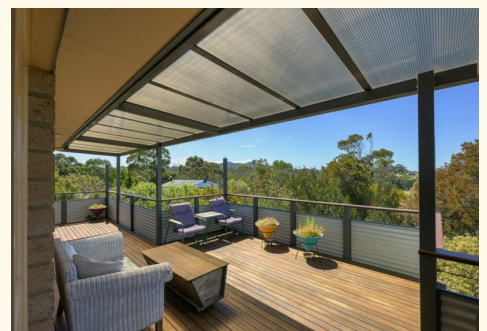
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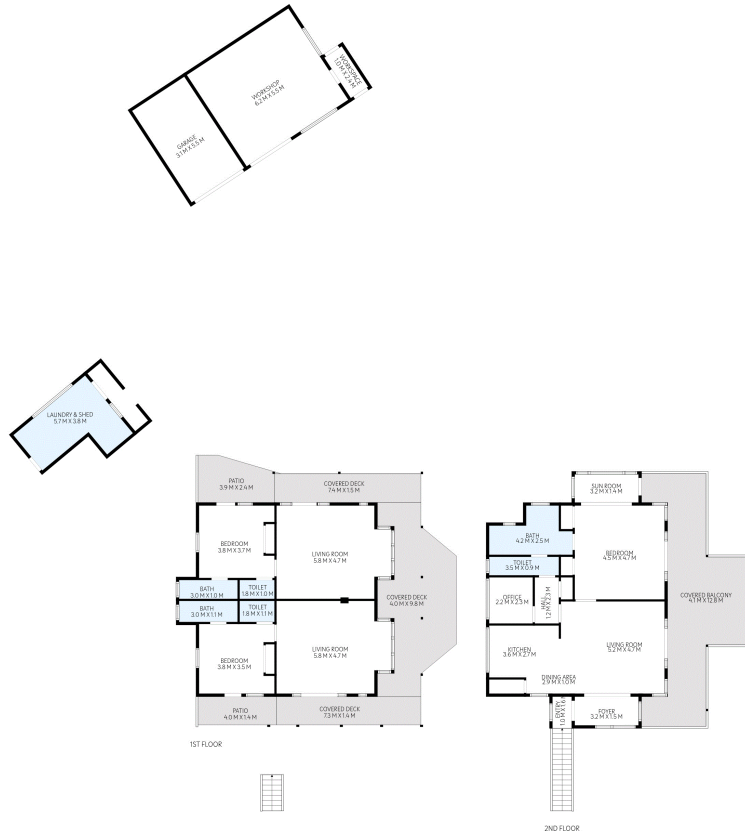
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TOTAL: 204 m2

1st floor: 110 m2, 2nd floor: 94 m2

EXCLUDED AREAS: GARAGE: 17 m2, WORKSHOP: 34 m2, COVERED DECK: 49 m2, PATIO: 14 m2, COVERED BALCONY: 38 m2, WALLS: 23 m2

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

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