

77-79 Scamander Avenue, Scamander

Home on double block with direct beach reserve access

Set in the heart of the popular surf town of Scamander, this home offers an opportunity to create something very special, with the beach at your back door. With direct access to the beach reserve, your morning walks will involve walking out your back gate and winding your way along the 350m walk to the beach. Circling around to have breakfast at the award winning Rivermouth Caf&ecute; will be a rewarding part of your daily routine.

With some love and imagination, this character home could be transformed into a wonderful beach house. The three bedrooms (two of which are upstairs) offer accommodation for the whole family, while ocean views are a highlight from the balcony off one of the upstairs bedrooms.

The double block provides space for developing the garden and creating your own coastal paradise. With the convenience of the supermarket and pharmacy across the road, and cafes within walking distance, using your car will be an option rather than a necessity. Tasmania's East Coast offers wonderful lifestyle adventures with fishing, surfing, diving, mountain biking, bushwalking, wine-trails, various tourist ventures and breathtaking natural beauty on its doorstep. Scamander boasts a supermarket, restaurant, cafes, service station and pharmacy, while the fully serviced town of St

3 1 4

FOR SALE
\$630,000

VIEW
By Appointment

AGENTS

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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.



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 your private inspection, contact me today to arrange an appointment.
Rates approx \$1656.78pa
Zoned General Residential

MORE DETAILS

Property ID	QCBFN1
Property Type	House
Land Area	1455 m2
Including	Toilets (1)
	Balcony
	Deck

David Liebmann 0428 860 047

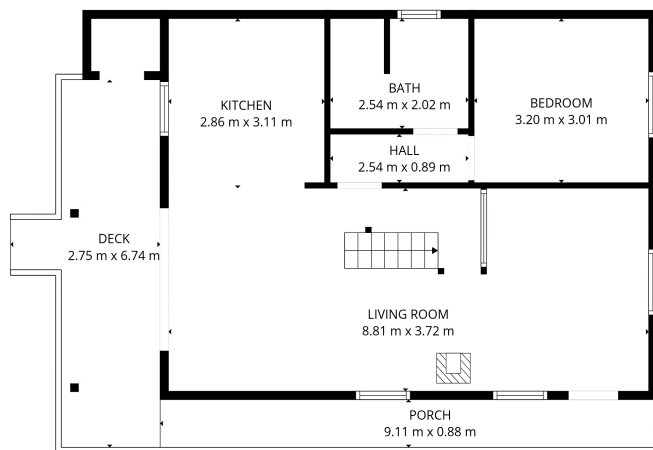
Property Consultant | dliebmann.sthelens@ljhooker.com.au

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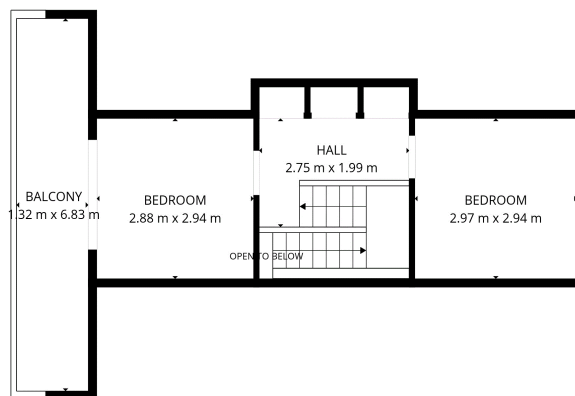
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1st floor



2nd floor

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TOTAL: 87 m²

1st floor: 60 m², 2nd floor: 27 m²

EXCLUDED AREAS: UNDEFINED: 1 m², DECK: 13 m², PORCH: 8 m²,
BALCONY: 9 m², OPEN TO BELOW: 0 m², WALLS: 11 m²

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

