



Seymour, 9 Champ Street

Affordable Coastal Playground

Just a couple of minutes from some of the best (and uncrowded) surf beaches on the East Coast, and just eighteen minutes from the heart of Bicheno, you'll find this gem ready for you to make home. With 1.2ha (3 acres) of fertile soil, a cosy home and plenty of sheds, "take it easy" will take on a whole new meaning.

The (circa 1900) character home has two beautifully decorated bedrooms, and the rest of the house has a beachy vibe with the inspiration drawn from the famous East Coast ocean colouring. With multiple areas to relax and take advantage of all weather conditions, there will always be a cosy spot for breakfast, a quiet book or a family gathering. The centrally located galley-style kitchen (and walk-in pantry) has everything you need to cater for the family, while outdoor living will be a please with the large, sheltered BBQ area.

The property surrounding this home will bring great joy as you tend your veggie garden, pick some flowers from the gorgeous (all-year) colour display or walk the boundary to check the sheep, which are included with the property. The bottom paddocks are bordered by the picturesque Doctors Creek, making it a favourite spot for picnics or summer



For Sale
Please Call

View
ljhooker.com.au/PFUFN1

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holidays for friends and family with caravans. Just imagine coming back from the beach and taking a dip in the creek to freshen up before stoking up the campfire for dinner. The property is completed with a 6x6m garage, 6x7m carport and two 3x3m garden sheds. One of the garden sheds has some history, as it housed the cream separator for the dairy in days-gone-by. The 6kW solar system ensures the owners are always in credit with their power provider.

All this is offered as a WIWO package, so you won't have to even think about any further expense. Just grab your bathers and board and head down to your wonderful beach retreat.

To view this lovely property, call me today to arrange the appointment that will have your family thanking you for decades to come.

Council rates \$1100 approximately.

More About this Property

Property ID	PFUFN1
Property Type	House
House Size	129 m ²
Land Area	1.2 hectare
Including	Air Conditioning Toilets (1) Fire Place Courtyard Dishwasher Outdoor Entertaining Workshop Built-in-Robes Solar Panels Water Tank

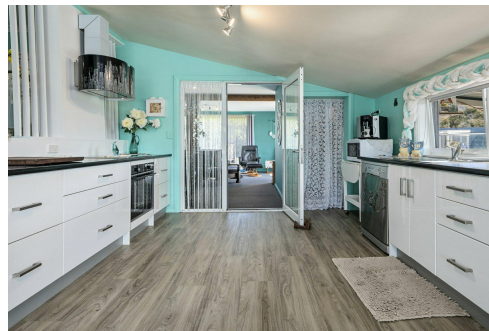
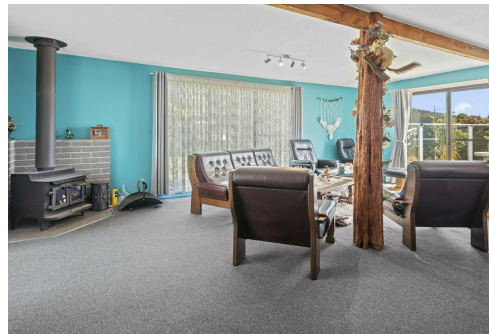
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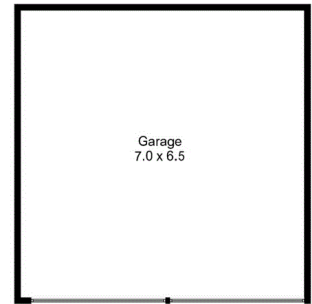
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NOT DRAWN TO SCALE
 This floor plan is provided as a guide only and information contained within is approximate. Purchasers are advised to verify the information. Neither the vendor, listing agent or floor plan provider are responsible for any omissions.



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