

## Sisters Beach, 107 Irby Boulevard

NEW PRICE! ASTONISHING VIEWS

Experience 107 Irby Boulevard! Walk in Walk out!

Sisters Beach offers the coastal lifestyle of white sandy beaches with walking tracks in one of Tasmania's most pristine National Parks.

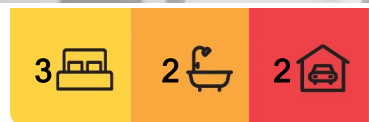
Architecturally designed, perfect presentation and entertaining made easy. Positioned with expansive views of the Bass Strait and Sisters Beach beachfront. This home was rebuilt in 2015 with a floorplan that makes it fantastic for entertaining of an evening or hosting for a weekend. The main open plan living has beautifully polished timber flooring, high ceilings, wood heating and separate dining. The very versatile rear and front decks also provide endless opportunities to relax and enjoy this beachside location.

Main Features Downstairs:

- \* Two spacious bedrooms with built ins
- \* Second living space perfect for guest



**Disclaimer:** 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.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/HXBFD3](http://ljhooker.com.au/HXBFD3)

**Contact**  
**Theresa Button**  
0419 395 274  
[tbutton.wynyard@ljhooker.com.au](mailto:tbutton.wynyard@ljhooker.com.au)

**LJ Hooker Wynyard**  
**(03) 6442 3477**

- \* Main bathroom with walk in shower
- \* Separate laundry and outdoor access

**Main Features Upstairs:**

- \* Ocean and Rural views from the main Deck
- \* Large open plan living with polished floors and high lift ceilings
- \* Open dining space and living room with wood heating.
- \* Modern kitchen with stone benches and sleek cabinetry
- \* Wall oven and a walk in pantry
- \* Main bedroom with ensuite, built ins, views and access to the deck
- \* Polished floorboards
- \* Separate office with ensuite access

**Main Outdoor features:**

- \* 8m X 9m powered shed with dual roller doors and workshop space
- \* Carport
- \* Approx 1141m2 block
- \* Short stroll to the beach
- \* Large water tank
- \* Secured & established fruit & veggie gardens
- \* Dry creek feature

Call Theresa today for a private inspection.

Building Size: (approx.)  
 Land Size: 1141m2 (approx.)  
 Beds: 3  
 Baths: 2  
 Built: 2015 (Approx)  
 Council Rates: \$2,380 p/a (approx.)  
 Water Rates: \$180 p/q(approx.)

\*\*\*\* The information on this website has been provided to LJ Hooker Wynyard by third parties. While LJ Hooker Wynyard have taken every care to verify the accuracy of the property details this information should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. All measurements are approximates \*\*\*\*

## More About this Property

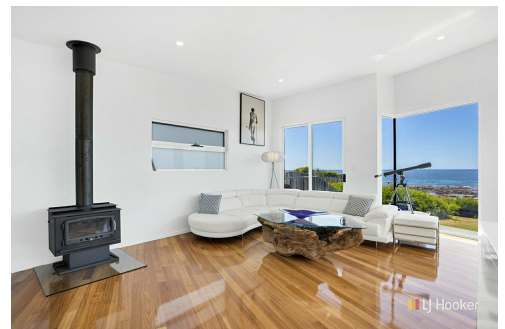
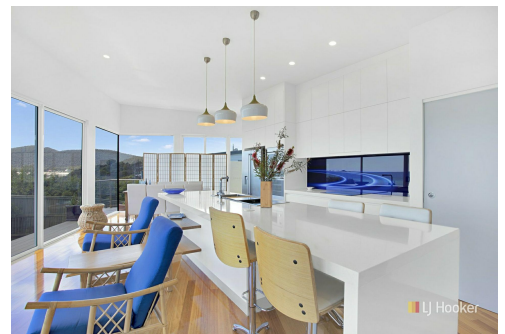
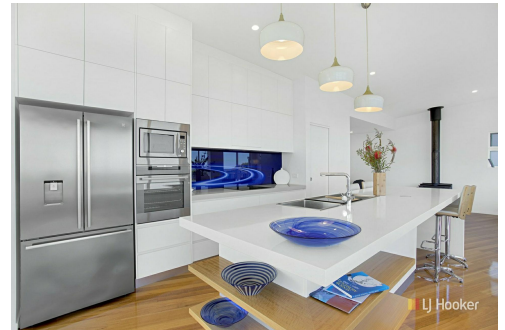
<b>Property ID</b>	HXBFD3
<b>Property Type</b>	House
<b>Land Area</b>	1141 m2

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