

# 12 Brewer Street, Lulworth, Tas 7252



## House For Sale

Tuesday, 28 November 2023

12 Brewer Street, Lulworth, Tas 7252

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 701 m2**

**Type: House**



Daron Gumley

**\$540,000**

Discover the ultimate beachside retreat in the charming coastal village of Lulworth, where you'll find a beautifully appointed three-bedroom home just a stone's throw away from the picturesque shores of Tamoshanter Bay. With its pristine sands and crystal-clear waters, this idyllic beach destination offers a safe haven for swimming, surfing, and soaking up the sun. As you step inside this delightful property, you'll be greeted by spacious open-plan living areas, complete with a modern, updated kitchen and plenty of room for relaxing and dining. The seamless indoor-outdoor flow invites you onto a large, maintenance-free deck – the perfect spot to enjoy balmy summer evenings and marvel at the area's spectacular sunsets. The home's thoughtful layout includes a combined bathroom and laundry with separate access, ensuring there's no need to traipse through the house after a day at the beach. You'll also find a generously sized undercover entertaining area, which adjoins a versatile bungalow – ideal for use as a sleepout for extra guest space or the games room as it is now, complete with pool table and bar, bring on the family games nights. Embrace the serenity of Lulworth, as this sunny, northerly facing property is sheltered from prevailing breezes, allowing you to unwind to the soothing sounds of the nearby beach. The home's practical timber flooring and convenient heating options, including reverse cycle air-conditioning and a cosy fireplace, ensure year-round comfort. This home will be sold walk-in / walk-out, the perfect scenario for a very well appointed beach home, or full time residence. Located just 45 minutes from Launceston and 30 minutes from George Town and Bridport, Lulworth offers an array of local attractions to enjoy. Tee off at the nearby golf course, explore scenic walking tracks, or sample the region's finest wines at multiple award-winning vineyards. Don't miss this opportunity to secure your very own slice of seaside paradise and create cherished memories for generations to come.