

# 12 Scott Street, Lulworth, Tas 7252



## House For Sale

Tuesday, 19 March 2024

12 Scott Street, Lulworth, Tas 7252

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 713 m2**

**Type: House**



Steve Crawford  
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## Offers Over \$445k

Here is a location that embraces a coastal lifestyle!! Instantly inviting with its sun-washed interiors and peaceful position at the front of the block, this property perfectly combines easy-care attributes with a sophisticated and a coastal way of living. Situated in the seaside town of Lulworth, this attractive property integrates the serenity of being out of the hustle and bustle with the convenience of having everything only a short commute away including local shopping centre, cafes, schools and transport routes. No expense has been spared with the addition of the large outdoor entertainment area designed to maximise all day sun and the stunning views this property has on offer. The calibre of the rear building could be used as a myriad of ways including a mancave, teenagers retreat, rumpus room with an extra bedroom or you could simply use it as a AirBnB.- Main Residence includes 2 bedrooms, 1 bathroom - Rumpus room with extra bedroom, toilet & kitchenette- Open Plan coastal living with all day sun- Separate laundry- Large entertaining deck to maximise water views- Only a 5 minute walk to the local beach- Drive your boat & caravan straight onto the property in a private & secure position- Option to purchase this property fully furnished Land Size: 713m<sup>2</sup> (approx) Building Size: 101m<sup>2</sup> (approx) Year Built: 1993 (approx) Local Council: George Town Council Rental Estimate: \$400 per week Council Rates: 1,200p.a approx."Roberts Real Estate have obtained all information in this document from sources considered to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. All measurements are approximate. Please note, photos are indicative of the property only."