

**55 Scamander Avenue, Scamander, Tas 7215**



**House For Sale**

Saturday, 3 February 2024

55 Scamander Avenue, Scamander, Tas 7215

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 704 m2**

**Type: House**



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## Offers Over \$475,000.00

Just 100m from the gate you'll find yourself on the sandy path that leads straight to Scamander Beach. And from there you have kilometres of pure white sand and some of the clearest water in the entire world - and that is not a real estate spiel, that is fact! Yes, 55 Scamander Avenue is a home that is so incredibly close to the beach that you can smell it the salt in the air. Nestled behind the dunes means your new home is out of the sea breeze and not many people say that they can walk to the beach from their home without having to cross the road. You can be one of those people! Viewing our 3D floorplan will allow you to step inside the home virtually and be immersed in the spacious layout ahead of inspecting in person. So if you're going to live this close to the beach you'd expect to be paying some pretty big \$\$\$\$ for that house. But not here. Built in 1977, this is the first time this home has ever been presented to market. Originally built as a family shack, it was one of the most desirable shacks on Scamander because of its size, location and corner aspect. It later became the permanent home where many, many memories have been made across several generations. With an deceptively large floor plan, the home offers 3 bedrooms as well as a large rumpus. The kitchen is spacious and still as sturdy as the day it was built. The open plan layout was well ahead of its time and compliments the 9ft ceilings perfectly. With the shower room, toilet and laundry all separate and a very handy mud room/storage area at the rear of the home, this home is ready for you to move straight in. There are newer carpets and heat pump fitted as well as a wood heater. Outside the established bushes provide exceptional privacy and the single car garage/workshop includes a small office/annexe. With nothing to lose and plenty to gain, 55 Scamander Avenue is a solid canvas for your next home thanks to its solid bones, generous scope to value add and its exceptional proximity to the beach. Inspection in person or virtually is available 7 days a week so please be in touch with Heidi and her team to explore the opportunities on offer in Scamander. **PROPERTY INFORMATION:** Land Size: 704m<sup>2</sup> Building Size: 104m<sup>2</sup> Zoning: General Residential Built: 1977 Scamander is one of the most popular coastal towns on Tasmania's east coast. 16km south of St Helens which is the largest town on the coast, Scamander is serviced by a post office, pharmacy, supermarket, fuel station, coffee shops, newsagency, hotel, sports complex and milk bar. Situated at the mouth of the Scamander River and famous for beautiful Scamander Beach, this coastal town has a very relaxed vibe. The township is serviced by a twice daily bus service to the coastal towns and major cities. 4g Optus and Telstra coverage available plus NBN. Harcourts St Helens has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations.