

**60 Scamander Ave, Scamander, Tas 7215**



**House For Sale**

Friday, 29 March 2024

60 Scamander Ave, Scamander, Tas 7215

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Area: 1159 m2**

**Type: House**



Heidi Howe  
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**\$799,000**

With commanding ocean views that span from Falmouth right up the coastline to St Helens Island, this is one very impressive property with an equally impressive view. With a brand new renovation on the first floor that oozes sophistication and modern living, you are going to love the stylish bathroom, butlers pantry, new flooring and blinds along with an immaculate new kitchen - and you can be the very first person to cook in it, it's that new! Designed with both aesthetics and functionality in mind, it features quality appliances and an open plan that seamlessly adjoins the living area. There are three very good sized bedrooms on the first floor, and each is fresh and bright with a built in robe. The master has a north easterly aspect with outrageous views to wake up to, as well as a sliding door to the sun room. With a large family bathroom plus a separate second toilet on the first floor, the layout is very practical. With more to offer on the ground floor, this is a blank canvas waiting for you to add your stamp and increase the capital value of your home. An oversized rumpus room with a storage room and second bathroom - you can only start to imagine what you could do in this space! Adjacent to the single car garage and with easy access to storage under the house and all accessible via internal stairs to the first floor. I bet your mind is ticking over with the potential this space offers! And speaking of potential, what about the block itself?! Over quarter of an acre in size, there's more than enough space to build another shed or another dwelling - subject to council approval of course! The current owner is finishing off terracing the yard which has significantly increased the parking areas and will also provide great separation from the front of the block if you did want to explore developing it further. A work in progress at the front, the block has so much potential! But of course, the location is what this home is all about. On the high side of Scamander Avenue you are spoilt with endless water and beach views, and when you walk out the driveway you are a short stroll to the beach or the river. So if you've been looking for the home that has it all, this might just be the one! Impeccably new upstairs and with perfect water views that will simply never be built out, come and see for yourself. Trust me, this view is incredibly powerful and we cannot do it justice with photos - give Heidi Howe and her team a call today and make a time to see it for yourself. In the meantime, have a look through the 3D floor plan to get a true sense of the floor plan and everything waiting for you at 60 Scamander Avenue. **PROPERTY INFORMATION:** Built 1988 Floor Size: 265m<sup>2</sup> Land Size: 1159m<sup>2</sup> Zoning: Residential Serviced by town water and sewer 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 broadband & NBN internet. 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