

**25 Upper Scamander Road, Scamander, TAS, 7215**



**Acreage Semi-rural For Sale**

Friday, 15 November 2024

25 Upper Scamander Road, Scamander, TAS, 7215

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 14**

**Type: Acreage Semi-rural**



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## Coastal Acres + Home & Unit

Wake up to the sound of waves in the distance, step outside to breathe in the scent of the eucalypts, and enjoy the solace of living on your own acreage yet so close to some of Tasmania's best surf beaches - the best of both worlds! 25 Upper Scamander Road is more than just a home-it's a lifestyle. With 7.5 well maintained acres, it blends beachside living with private rural tranquillity. And if it wasn't already fantastic, the inclusion of a self contained one bedroom studio unit makes this one very attractive package.

A winding driveway leads to a welcoming 3 bedroom, 2 bathroom home designed for relaxed living. The open plan living area flows onto a sunlit north facing deck where you'll have coffee of a morning and a glass of something special as you watch the sun go down of an evening. Featuring big windows throughout, the home is light and airy and embrace the gardens and bush surrounds.

The kitchen is amazing and very well appointed with dishwasher, gas hob, great storage and fan forced oven. The island bench is a must for modern families and a will always become the heart of the home. A wood heater and reverse cycle air conditioning keep you comfortable throughout the seasons, while town water adds practicality.

The master suite provides a touch of luxe with a walk in robe, ensuite, and direct deck access. Two additional bedrooms complete the main home along with a family bathroom, internal laundry and truly family focused living areas.

Step outside and across the driveway and you will find the self contained unit - presented equally as well with modern tones and finishes. A full sized living area and kitchen, along with a queen size bedroom, built in robes and sunny patio make this a very practical addition for larger families. Plus, being entirely separate from the main home, there are plenty of options to rent the unit for additional income.

The property is fully fenced and thoughtfully planned, featuring mature fruit trees, lush gardens, and fantastic shedding to suit all your storage or hobby needs. With a lock up garage adjacent to the home there is also an additional workshop and carport set away from the home so you never have to hear the power tools again! And with a 25,000 litre water tank set up for watering the garden and fire sprinklers, you're all set.

Situated just metres from Henderson Lagoon and within walking distance to Scamander Beach and Scamander River, this peaceful sanctuary is close to all amenities yet feels like your private retreat.

Acreage properties this close to the coast are rare. Whether surfing, gardening, or simply soaking up the natural surroundings, this property delivers the lifestyle you've been seeking.

Opportunities like this are not to be missed, so please call Heidi Howe and her team at Harcourts St Helens to book your inspection and take the first step toward making this exceptional property your new home.

Please note that two working days notice is required prior to any inspection as the home is currently tenanted. Thank you.

### PROPERTY INFORMATION:

Land size: 7.59 acres

Building size: 220m<sup>2</sup> + shedding

Services: Town water + septic

Zoning: Conservation Living

Built: 2007

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.