



## FOR SALE

### SOUTHERN BEACHES LIFESTYLE OPPORTUNITY

#### THE GOLDEN MILE LIFESTYLE

Here's a spacious, modern family home on the Lewisham Golden Mile. Located on the corner with Lewisham Scenic Drive, the home gets all day sunshine and a bayside view of the sun setting behind kunanyi/Mt Wellington.

"This home has everything you need for family lifestyle," said Steven Richardson, the property representative selling the property.

"It all about indoor/outdoor lifestyle with its deck, balcony and huge rumpus room," said Steve.

The two storey home features double garages downstairs with internal access to the residence. The rumpus room, with its own bathroom, has room for the whole family to hang out and have fun. Upstairs the open plan living space includes a well appointed kitchen and the comfort of a new, free-standing wood heater.

"We've upgraded the home to make it more energy efficient," said Kurt, the current owner.

"The two banks of solar panels make the most of the sun and has reduced our power bill by more than three quarters," said Kurt.

"We've installed a ducted system to redistribute heat from the woodheater to the bedrooms, and even downstairs to the rumpus room. The whole house is warm and comfortable," he said.

The large, gently sloping block is well fenced and "Sarge" (the owner's dog) enjoys patrolling his territory. There's a separate garage/workshop and carports at the rear of property. There are raised garden beds beside the two 25,500L freshwater tanks.

"We have fresh veges all year 'round," said Kristy, the current owner.

The property is located adjacent to the Lewisham public boat ramp and within an easy stroll of the local shops and pub. There's a small crown-land reserve with a playground next door.

4 BED | 2 BATH | 2 CAR

#### PRICE:

Offers around \$685,000

#### OPEN FOR INSPECTION:

N/A



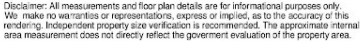
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1 Elizabeth Street, Lewisham TAS 7173  
Approx Internal Space 334 sqm



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.