



COFFIN BAY
1B Greenly Avenue

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"The Boat Ramp Shack" is for sale

"Boat Ramp Shack" is a fantastic holiday home, not that it is at all like a shack! This property has been beautifully developed into a very stylish and well appointed home, which offers all that you would want to enjoy Coffin Bay. Being offered for sale as WIWO, it's ready to go, with summer bookings that will provide nice a income right from the start.


Entering through the lovely front garden with several mature shade trees, the spacious front deck appears, and you can see your family enjoying many morning coffees and evening BBQs and drinks. Slipping inside through sliding doors, the open plan living incorporates dining and a lovely lounge to watch the footy. Textured mosaic black tiles feature as the splash back to the kitchen bench, with multiple large soft closing drawers, ample room for a huge fridge, and a wine rack ready for the entertaining. Beautiful Tasmanian oak flooring to all rooms in the home, while the 2 larger bedrooms feature double beds with spacious built in robes, and the third has a double bunk for the kids. The centrally located bathroom has floor to ceiling tiles, corner shower and a good sized bath. The laundry comes with all new appliances, bench space and great access to the back yard, with a 23,000 litre poly tank, assorted fruit trees and a nice little lawn to wash the dog. The driveway is spacious and there is room to park the boat.

The "Boat Ramp Shack" has the address of 1B Greenly Avenue, which is right at the start of Greenly Avenue, and very close to the boat ramp, Esplanade and the Oyster Walk. Take a leisurely stroll along the Oyster Walk and you're at Yatch Club, foreshore playground and shops. Currently the property is available for holiday rental, and is a popular destination, providing extra income and deductions. On the market for \$369,000, give Mike a call on 0428 854 020 to organise an inspection.

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| Property ID: | L448582 |
| Property Type: | House |
| Land Area: | 738.0 sqm |

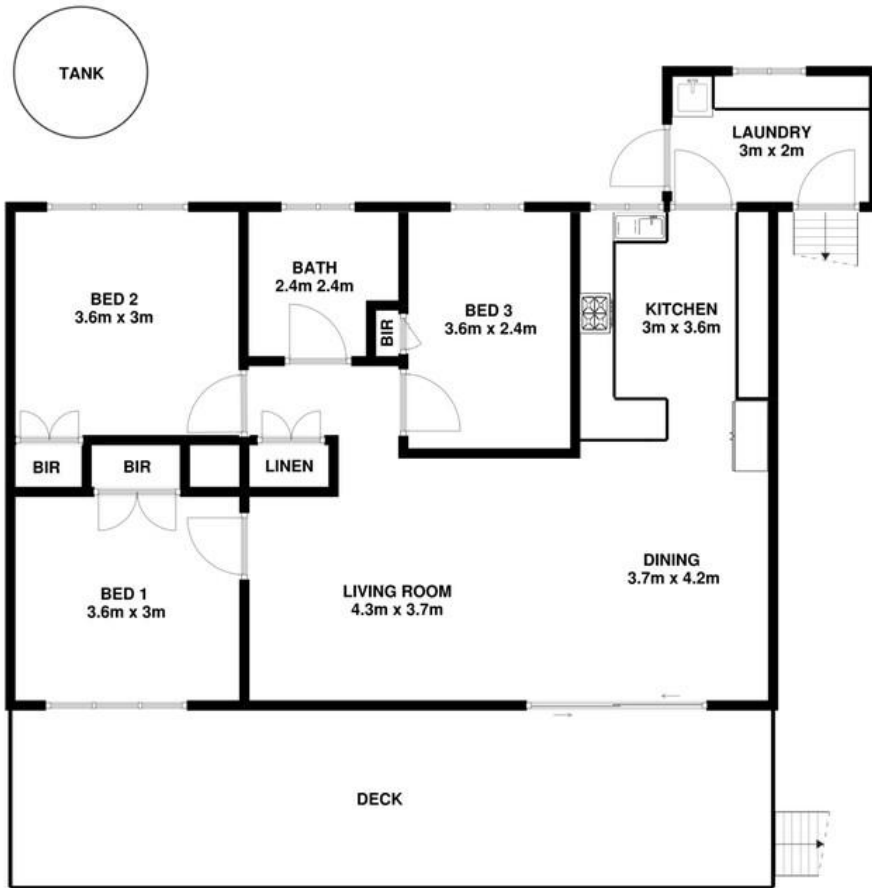
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1B GREENLY AVENUE, COFFIN BAY



NOT TO SCALE
INDICATIVE LAYOUT ONLY