

9 Charles Street, Beaumaris

Quick, check out the surf!!

When you have a morning ritual of checking out the ocean conditions from the comfort of your bedroom or lounge window, you know it's going to be a good day. 9 Charles St presents an outstanding opportunity for investors, retirees, or those seeking a serene holiday retreat on the Tasmanian coast.

The double-brick home features two large bedrooms, each complete with built-in robes, and one bathroom, making it ideal for those looking to downsize without compromising on space. The interior exudes warmth, with a timber-panelled ceiling and large aluminium windows that frame the delightful easterly coastal views.

The heart of the home is the updated kitchen, thoughtfully designed to cater to all your culinary needs. Living spaces are kept comfortable year-round with the inclusion of a wood heater and reverse cycle air conditioning, ensuring a cosy atmosphere year-round.

Externally, the property doesn't fail to impress with a fully fenced perimeter ensuring privacy and security. The single garage, supplemented by an additional garden shed, provides ample storage and parking space. The expansive front lawn offers a blank canvas for garden enthusiasts or a space to simply bask in the tranquil surroundings.

Beaumaris has been a favourite holiday destination for generations of Tasmanians thanks to its proximity to surf beaches, Scamander and St Helens. The East Coast offers an enviable lifestyle for anyone who

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FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker St Helens

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 LJ Hooker

appreciates living within easy access to stunning natural beauty, fresh and saltwater fishing, surfing, diving, world-class mountain bike trails, bush walking and following exquisite food and wine trails. Scamander has shops and cafes to meet your every-day needs, while St Helens is fully serviced with schools, hospital, hardware, cafes and restaurants, community centre, light industrial area and employment opportunities. With its solid construction, modern amenities, and an idyllic location, 9 Charles St is a true gem awaiting its new owner. Rates \$1640 approximately

MORE DETAILS

Property ID	PX0FN1
Property Type	House
Land Area	851 m2
Including	Air Conditioning Toilets (1) Fire Place Balcony

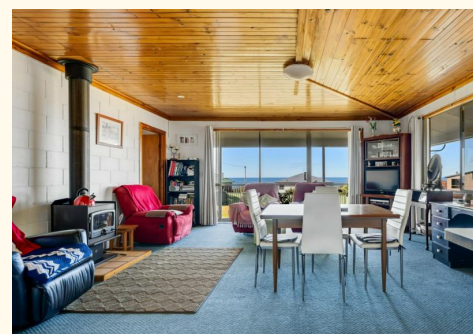
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TOTAL: 78 m²

FLOOR 1: 78 m²

EXCLUDED AREAS: CARPORT: 22 m², SHED: 9 m², PATIO: 74 m²,

PORCH: 29 m², PORCH EXTENDED: 16 m²

WALLS: 10 m²

FLOOR PLAN IS INDICATIVE OF THE LAYOUT. DIMENSIONS ARE HIGHLY RELIABLE NOT GUARANTEED