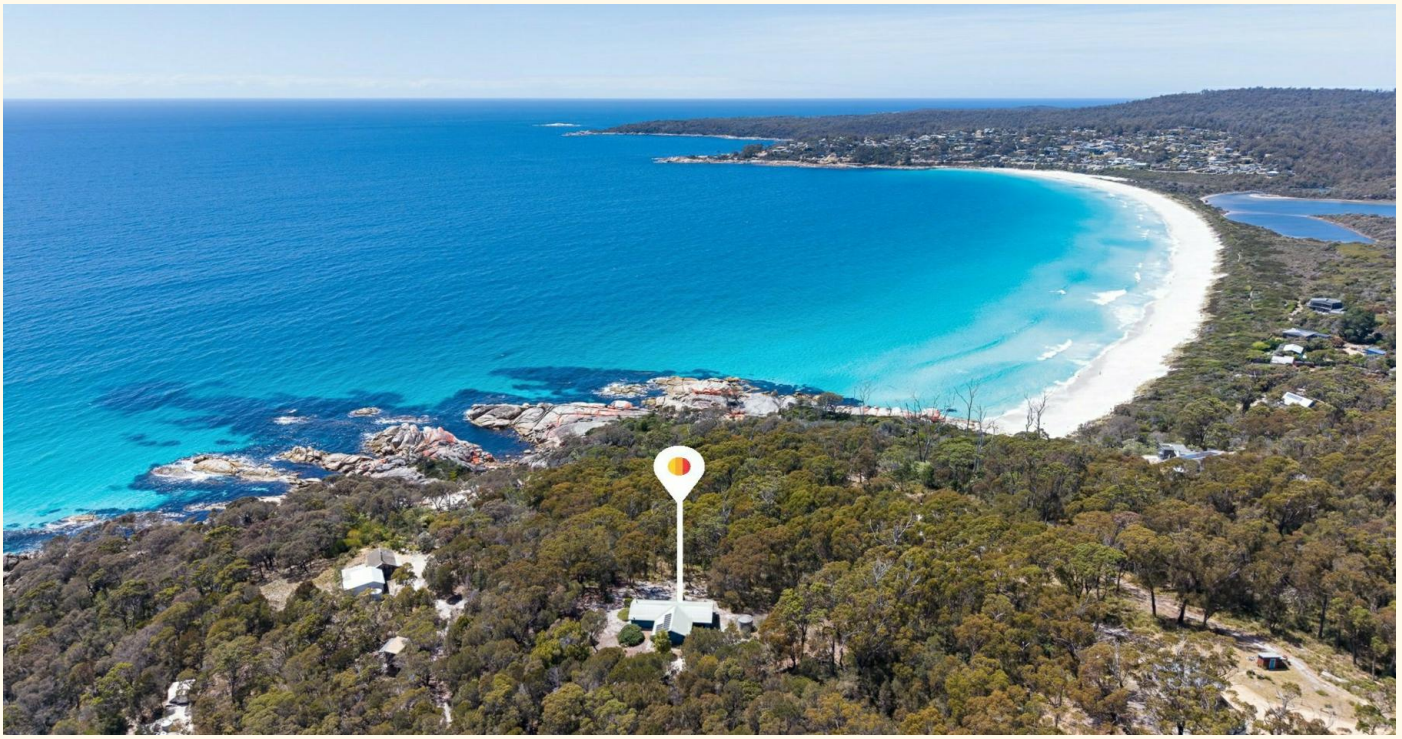

300 Gardens Road, Binalong Bay

Reluctant sale of rare coastal property

Being the custodians of a significant piece of Tasmania's Bay of Fires landscape is an honour and privilege experienced by only a few. When it is a family property that holds decades of wonderful memories and evokes strong emotions with everyone who visits it, it's a difficult decision to relinquish it. 300 Gardens Rd is one such property that offers you an opportunity to continue the respectful custodianship of this property that is more than just real estate, it's a piece of Tasmania's rich tapestry of where land meets the ocean.
Set in an elevated private coastal bush setting at the end of an engineered driveway, you'll find a modest, yet comfortable home that promises you time to become part of the landscape. The low maintenance home offers accommodation for large gatherings, with the four bedrooms and two bathrooms. The large family lounge with its raked ceilings is an inviting space for genuine relaxation, games nights, story telling or planning your day's adventures ahead. A single garage and 3kW solar provide convenient storage and energy efficiency.
Outside you'll be wowed by the views from your deck through the trees of the sparkling waters of the famous Bay of Fires and Binalong Bay. Having your private walking track directly to the iconic lichen-covered granite coastline to access either the famous Jeanneret

4 2 7

FOR SALE
$1,800,000

VIEW
By Appointment

AGENTS
David Liebmann
0428 860 047
dliebmann.sthelens@ljhooker.com.au

AGENCY
LJ Hooker St Helens
(03) 6376 2300

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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Beach or Binalong Bay beach is the start of your adventure. Explore the beautiful coastline, snorkel in search of the sea's bounties or float around in the crystal-clear waters in your backyard. Spending time around the campfire in awe of your location will build memories and a love of the home that will energise you until you next return to this haven of natural beauty.
The property has been sympathetically managed to protect the natural bushland to encourage co-existence with Tasmania's unique wildlife and maintain privacy. There is room for further development (STCA) of out buildings, or remodelling of the home to meet your requirements.
Tasmania's East Coast offers wonderful lifestyle adventures with fishing, surfing, diving, mountain biking, bushwalking, wine-trails, various tourist ventures and breathtaking natural beauty on its doorstep. The fully serviced town of St Helens (ten minutes away) is the largest centre on the East Coast, and is a magnet for a wide demographic due to its facilities, climate, lifestyle, and bright future. Careful consideration should be given to what this property may represent for family's future. For further information or an inspection, please call me.
Due to its use for short term accommodation, access may not be available at short notice.
Rates $3800 approx.
Zoning Landscape conservation

MORE DETAILS

Property ID	Q1TFN1
Property Type	House
Land Area	1.84 hectare
Including	Toilets (2)
	Fire Place
	Deck
	Built-in-Robes
	Secure Parking
	Solar Panels
	Water Tank

David Liebmann 0428 860 047
Property Consultant | dliebmann.sthelens@ljhooker.com.au

LJ Hooker St Helens (03) 6376 2300
36 Cecilia Street, ST HELENS TAS 7216
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TOTAL: 127 m2
1st floor: 127 m2
EXCLUDED AREAS: GARAGE: 21 m2, DECK: 25 m2, WALLS: 12 m2

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

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