



50 Morrison Street, Falmouth

Character family beach home set in a lush coastal garden

Full of character, abundant space and set in a beautiful coastal garden, 50 Morrison St is sure to impress the moment you see this charming home. It just ticks so many boxes, right down to the double garage with additional workshop space and loft rumpus room/art studio. With beautiful Falmouth beaches just a quick walk up the road, this address represents affordable coastal living in a location revered by many as an exclusive beach community. The home has just been painted throughout and is looking fresh and inviting. The two large sunny downstairs bedrooms have built-in robes, new carpets and gorgeous garden views, while the upstairs master bedroom has an ensuite, walk-in robe and beautiful country views to the mountain ranges around St Marys. The versatile downstairs family room offers a space that could be utilised in so many ways. With its westerly wall of glass welcoming the garden into the home, this winter sun-trap is an inspiring space for hobbies, art or quiet contemplation. Downstairs is serviced by a fully appointed bathroom and laundry.

The upper storey is full of light and is the hub of the home with the open plan kitchen, dining and lounge room. Thanks to the large windows on three sides, cathedral ceilings and beautiful Tasmanian Oak flooring throughout, this is a wonderful family space that opens

3 2 3

FOR SALE
\$829,000

VIEW
By Appointment

AGENTS

David Liebmman
0428 860 047
dliebmman.sthelens@ljhooker.com.au

AGENCY

LJ Hooker St Helens
(03) 6376 2300

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Interested parties must rely solely on their own enquiries.



onto a sunny balcony to enjoy the cleanest air in the world and an elevated view of your lovely garden.

The generous block has been cleverly utilised to incorporate the double garage, large covered vegetable garden and ample parking for multiple vehicles on the southern side of the block, leaving the northern side of the home to be bathed in sunlight.

The East Coast has become a mecca for enthusiasts of mountain biking, surfing, fishing, diving and nature loving. Falmouth is the home and holiday destination of a fortunate few, with limited properties ensuring the beaches are uncrowded, even by Tasmanian standards. With the stunning Bay of Fires and Freycinet National Park, along with wonderful bush walking opportunities, cafes and a multitude of tourist hotspots within striking distance, you'll love your lifestyle with everything this property and the area have to offer. St Helens, just twenty-five minutes away, offers all services and facilities necessary for a simple life.

If you're considering a move to the East Coast to find your best life, call me and I will be delighted to show you through this wonderful home.

Zoned Low Density Residential

Rates approximately \$2477

MORE DETAILS

Property ID	QCKFN1
Property Type	House
Land Area	1546 m2
Including	Ensuite
	Toilets (2)
	Fire Place
	Deck
	Floorboards
	Built-in-Robes
	Water Tank

David Liebmann 0428 860 047

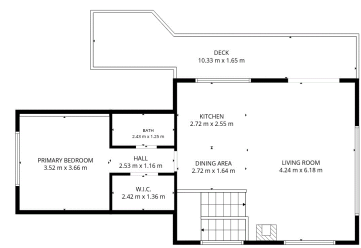
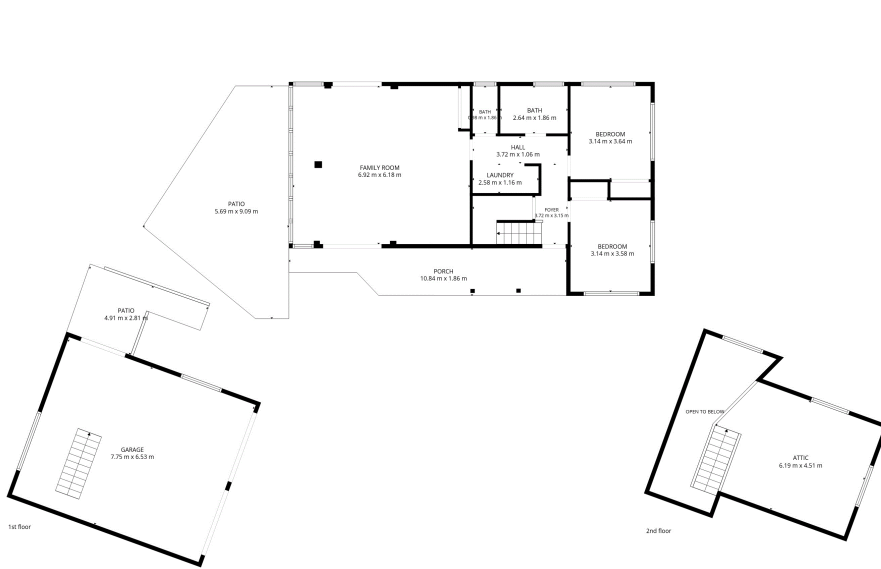
Property Consultant | dliebmann.sthelens@ljhooker.com.au

LJ Hooker St Helens (03) 6376 2300

36 Cecilia Street, ST HELENS TAS 7216

sthelens.ljhooker.com.au | sthelens@ljhooker.com.au





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TOTAL: 158 m²
 1st floor: 92 m², 2nd floor: 66 m²
 EXCLUDED AREAS: GARAGE: 51 m², PORCH: 17 m², PATIO: 44 m²,
 DECK: 18 m², ATTIC: 28 m², OPEN TO BELOW: 13 m²,
 WALLS: 21 m²



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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