






10b Tully Street, St Helens

WIWO beautifully decorated modern villa

With the convenience of a low-maintenance block and single-level living just walking distance to town, this beautifully decorated and appointed villa offers attractive options for so many. Whether it's a simple interstate move with minimal moving costs, a first home with everything you need or just an upgrade or downsize for a relaxed lifestyle, 10b Tully is an attractive package whichever way you view it. The clever design has the master bedroom separated from bedrooms two and three, allowing occupants to have privacy and separate amenities. The European laundry is neatly tucked away, offering full laundry facilities without consuming a large footprint in the home. The garage is currently set up as an office but can easily be reverted to a garage again.

It's the hidden extras that make this such an attractive property, including the 15Amp power-point outside the garage for charging your electric car, parking for two vehicles outside the garage, the under-sink water filter and NBN to the premises. With double glazing throughout the home and the 5kW solar PV system, you'll be toasting the sun every time you hear someone mention their power bill. The new extensive decking area negates the need for garden maintenance, while two garden sheds, water tank and fully fenced back yard add to the appeal for someone who likes to have the whole

3  2  3 

FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker St Helens

(03) 6376 2300

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

package, without the fuss of a large garden.

The home is only four years old and comes with everything you'll need, including outdoor and indoor furniture, right down to the De Longhi coffee machine and appliances. The owner has decorated the home very tastefully for you, giving it soul and character rare in a modern unit.

With just a 700m stroll to your favourite coffee shop, medical facilities and supermarkets, the vibrant centre of St Helens is at your fingertips. You can leave the car at home until you decide to take the short drive to the stunning Bay of Fires, head to your favourite fishing spot or wonderful bushwalking location. Lucky you've got two spare rooms, because you'll have all the visitors you want with all the natural beauty of the area as well as world-class mountain biking facilities.

To inspect this lovely home, call me to arrange your private viewing.

Rates \$1910 pa

Strata (building) insurance \$700 pa

This unit is on a strata title and there is an active body corporate.

Contract date will be subject to finalisation of probate (expected mid January)

MORE DETAILS

Property ID	PZXFN1
Property Type	House
Land Area	396 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Deck
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Solar Panels

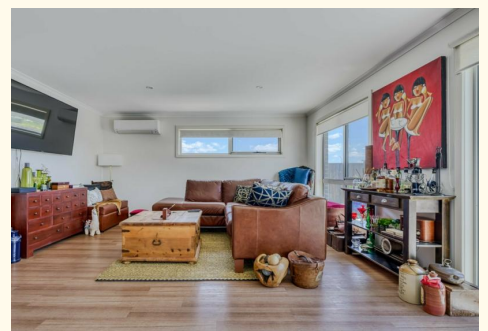
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10b Tully Street, St Helens

TOTAL: 138 m²
 FLOOR 1: 138 m²
 EXCLUDED AREAS: DRIVEWAY: 45 m², BACK DECK: 110 m², SHED: 13 m²,
 WALLS: 12 m²



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



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