



12 Georges Bay Esplanade, St Helens




Georges Bay Waterfront Haven

Nestled in a serene waterfront location, this charming family abode presents a unique blend of classic allure and convenience, making it an enticing prospect for both investors and families alike. With the town centre just a leisurely stroll away, this property is perfectly positioned for those who desire the tranquillity of waterside living combined with the ease of access to local amenities.

Boasting three well-appointed bedrooms and two bathrooms, the residence caters comfortably to family life. The property sits on a generous 888 square metre plot, offering a sizeable level block that provides ample room for children to play or for hosting memorable outdoor gatherings.

Investors will recognise the potential in the existing zoning for general business, which opens the door to an array of development opportunities. This flexibility, combined with the property's prime location and water views, represents a rare chance to craft a bespoke investment strategy, whether it's enhancing the existing structure or embarking on a new project.

The house itself exudes an older style charm, with classic features that resonate with character. Thoughtfully laid out, the interior spaces flow seamlessly outwards, where one can indulge in the outdoor living

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FOR SALE

Offers over \$830,000

VIEW

By Appointment

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AGENCY

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Interested parties must rely solely on their own enquiries.

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areas while admiring the tranquil waters that make this setting so special.

With a single garage and off-street parking complementing the offerings of this delightful property, it stands as a sound investment or a beautiful family retreat. Its unique appeal ensures it won't linger long on the market, beckoning those who envision their future in a setting where peace, potential, and proximity coalesce.

MORE DETAILS

Property ID	P4XFN1
Property Type	House
Land Area	888 m2
Including	Study Toilets (2) Courtyard Secure Parking Fully Fenced

Gayle MacDonald 0424 831 915

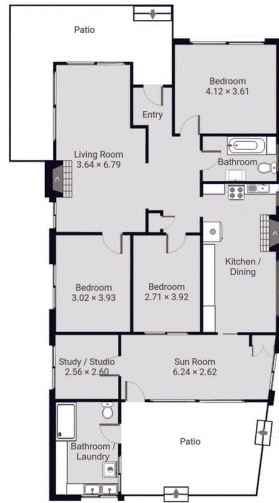
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DIMENSIONS IN METRES
(APPROX. ONLY)

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This floor plan includes room measurements and fixtures and dimensions are approximate only and for illustrative purposes only. LJ Hooker gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

