



204 Tully St, St Helens

## Dual dwellings with occupancy and income options

Offering two fully self-contained dwellings, each with two bedrooms, and nestled in the quiet outskirts of St Helens, 204 Tully Street presents a unique opportunity for anyone, seeking a blend of country charm and modern living. This delightful character weatherboard home is set on a sprawling 2.61 hectares of the Tasmanian landscape, offering serene, elevated views complemented by tantalising bay glimpses.

The main residence has been lovingly renovated, boasting two cosy bedrooms alongside a flexible office space or third bedroom. A sense of warmth and spaciousness pervades, with generous kitchen facilities featuring ample bench space and dining areas that cater for any sized gathering. The open plan lounge unfurls into a second dining area, with large timber windows framing the verdant outdoors while ensuring the interior is bathed in natural light. This dining area also opens onto one of the outdoor entertaining zones through beautiful French doors.

For those requiring additional accommodation or seeking an income stream, there's a modern two-bedroom, fully self-contained cottage. This space is perfect to continue its Air BNB operation, or for multi-

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**FOR SALE**  
Please Call

### 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.

 **LJ Hooker**

generational living, allowing the occupants to enjoy their own slice of Tasmanian paradise. The cottage will be sold as WIWO, fully furnished and all ready for its next guest.

The grounds are an entertainer's dream, with several outdoor zones and an expansive, fenced garden. An elaborate covered garden, a berry patch, and a potting shed will delight those with green fingers. For practicality, the large 6.5x16m shed includes a double garage, bike room/workshop, gym, and storeroom. It is complemented by a double carport and mower shed. The 6.6kW solar system ensures high energy bills will be a distant memory for the new fortunate occupants.

This is a lifestyle property that offers it all &ndash; from pasture and a seasonal creek to a section of native bush, providing an idyllic backdrop for your new tranquil lifestyle. Embrace the opportunity to become the custodian of this special place at 204 Tully Street, where comfort meets country elegance.

For your chance to view this lovely property, call me today for your private inspection.

Rates approximately \$2114.  
Water approximately \$400/annum

## MORE DETAILS

Property ID	PR2FN1
Property Type	House
House Size	150 m2
Land Area	2.61 hectare
Including	Study
	Air Conditioning
	Toilets (3)
	Fire Place
	Courtyard
	Balcony
	Deck
	Gym
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Solar Panels
	Water Tank

**David Liebmann 0428 860 047**

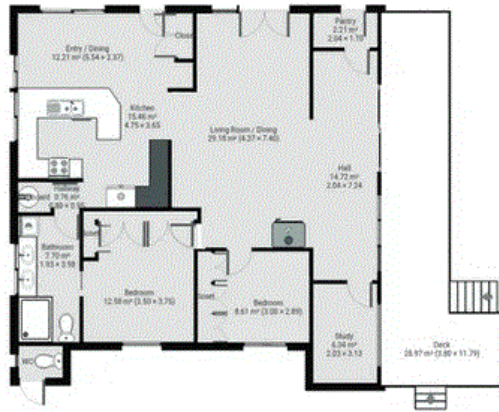
Property Consultant | [dliebmann.sthelens@ljhooker.com.au](mailto:dliebmann.sthelens@ljhooker.com.au)

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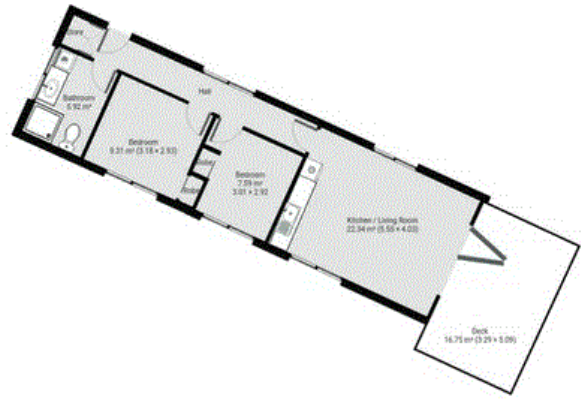
36 Cecilia Street, ST HELENS TAS 7216

[sthelens.ljhooker.com.au](http://sthelens.ljhooker.com.au) | [sthelens@ljhooker.com.au](mailto:sthelens@ljhooker.com.au)





MAIN HOUSE



COTTAGE



DIMENSIONS IN METRES  
APPROX. FLOOR AREA

MAIN HOUSE: 115.4m<sup>2</sup>; COTTAGE: 54.14m<sup>2</sup>  
(excl. DECKS)

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