



23 Annie Street, St Helens




## Invest or Nest - Central St Helens with Lifestyle Appeal

Positioned in the heart of St Helens, this solid three-bedroom, one-bathroom home presents an outstanding opportunity for investors and future homeowners alike. Currently tenanted, it offers immediate rental income along with a proven investment history.

Inside, the home features a functional open-plan living area, creating a comfortable and connected space ideal for everyday living. The layout is both practical and welcoming, with plenty of potential to update, enhance, or personalise over time to suit your style. Step outside and you'll find a handy shed, perfect for additional storage, a workshop, or housing outdoor gear - ideal for those who love an active lifestyle.

Set in a convenient central location, the property is just moments from local shops, services, and popular coffee spots. It also places you within easy reach of world-class mountain bike trails and the breathtaking coastline, including the renowned Bay of Fires. Whether it's weekend rides, beach walks, or relaxed cafe mornings, this location delivers an enviable lifestyle.

A smart addition to any investment portfolio or a fantastic entry into the market, this property combines comfort, potential, and an unbeatable coastal lifestyle.

3  1  1 

**FOR SALE**  
\$560,000

**VIEW**  
By Appointment

### AGENTS

Gayle MacDonald  
0424 831 915  
gmacdonald.sthelens@ljhooker.com.au

### AGENCY

LJ Hooker St Helens  
(03) 6376 2300

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Contact me today to book your private inspection, please note that 48 hours notice is needed as the property is tenanted

## MORE DETAILS

Property ID	Q65FN1
Property Type	House
Land Area	750 m2
Including	Air Conditioning Built-in-Robes Fully Fenced

**Gayle MacDonald 0424 831 915**

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

**LJ Hooker St Helens (03) 6376 2300**

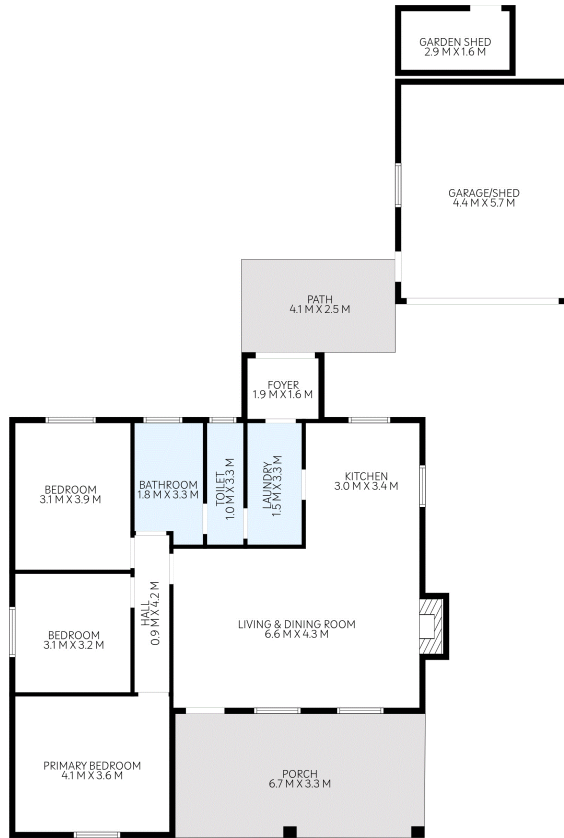
36 Cecilia Street, ST HELENS TAS 7216

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



All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**



23 Annie Street, St Helens

**TOTAL: 100 m<sup>2</sup>**

1st floor: 100 m<sup>2</sup>

EXCLUDED AREAS: PORCH: 22 m<sup>2</sup>, GARAGE/SHED: 25 m<sup>2</sup>, GARDEN SHED: 5 m<sup>2</sup>,  
PATH: 10 m<sup>2</sup>, WALLS: 13 m<sup>2</sup>

 LJ Hooker



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

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 LJ Hooker