






52 Ansons Bay Road, St Helens

Classic hobby farm on the outskirts of town

With the sounds of town just out of earshot, and the serenity of your own slice of agricultural heaven, 52 Ansons Bay Rd might just be the "bit of Tassie" you've been looking for. With a classic weatherboard farmhouse and sheds for just about everything, this property has been an integral part of the rich history of the area, with strong family ties to the community which continue today.

The home is quite original, down to the wood stove and carpet you'll remember from your Nanna's home. With hardwood flooring under the carpet, exposing them as part of a renovation will be an immediate reward for effort. Some upgrades have been made with the inclusion of a reverse cycle air conditioner and bathroom modifications to improve mobility considerations. Two generous bedrooms at the front of the home offer classic country style accommodation. A third smaller bedroom off the veranda will become the room that everyone remembers, thanks to its pocket size and external access. Separate lounge room and dining room offer versatility, and the expansive rear entrance offers room for wood storage and shoe and coat racks for that authentic country feel. The combined laundry and bathroom are functional and offer access to the northern sunroom, which could be a further bedroom or hobby room.

3  1  6 

FOR SALE
\$695,000

VIEW
By Appointment

AGENTS
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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**

The home is serviced by town water and a septic tank.

Outside you'll find sheds for wood storage, the old laundry (complete with copper), garage spaces, carports and workshops. There is also a substantial shed that was once the site of a sawmill and boat-building operation.

The paddocks are ready to graze, while the front garden has a variety of fruit trees, including a wonderful mulberry tree, that will delight the taste buds every year and may encourage some seasonal preserving for the year ahead.

With town just a few minutes from your door, having a hobby farm to run some sheep, keep chooks and be self-sufficient with a veggie garden as big as you want will give you an enviable lifestyle in a wonderful part of Tasmania.

St Helens is the largest centre on the East Coast and offers an enviable lifestyle for anyone who appreciates living within easy access to stunning natural beauty, fresh and saltwater fishing, surfing, diving, world-class mountain bike trails, bush walking and following exquisite food and wine trails. The town is fully serviced with schools, hospital, hardware, cafes and restaurants, community centre, light industrial area and employment opportunities.

If you think you're ready to embrace a rural lifestyle close to town, and the most beautiful scenery in Tasmania, call me to arrange your private inspection.

Rates \$1970 approx.
Zoning Rural

MORE DETAILS

Property ID	Q6UFN1
Property Type	House
Land Area	4.52 hectare
Including	Toilets (1) Fire Place Floorboards Workshop Built-in-Robes Fully Fenced

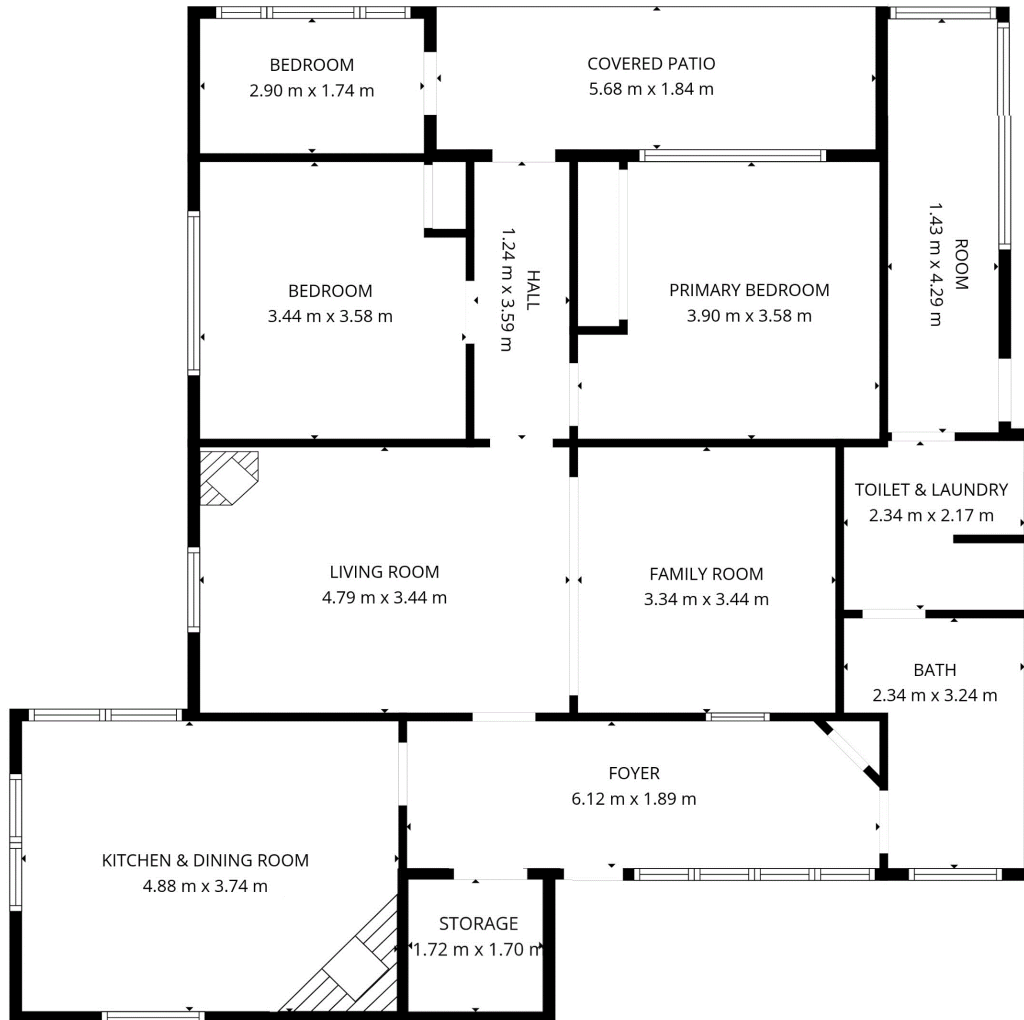
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TOTAL: 116 m²
 1st floor: 116 m²
 EXCLUDED AREAS: COVERED PATIO: 11 m², WALLS: 8 m²

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

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