



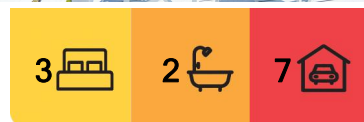
St Helens, 6 St Helens Point Road

Iconic home in a glorious location

Like a scene from a classic television series, Gull Cottage stands out as one of the true icons of the drive into St Helens from Stieglitz and Akaroa. It's a property recognizable to generations of St Helens holidaymakers and residents. And now this fabulous home could be yours.

With its stunning views flowing seamlessly from the garden edge to the bay, Gull Cottage is a home that will teleport you to holiday-mode the second you turn up the driveway. The clever design of the home ensures all three bedrooms share the exquisite bay views also enjoyed by the dining and living rooms. The large galley-style kitchen provides the venue for creating family feasts with no compromise on facilities, including bench and cupboard space. The home is serviced by a wood heater and reverse cycle air conditioners, ensuring its year-round comfort.

The home is adorned with beautiful hardwood floorboards, fresh paint-work and tasteful



For Sale
\$1,290,000

View
By Appointment

Contact
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LJ Hooker St Helens
(03) 6376 2300

Disclaimer: 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.

soft furnishings. The exterior of the home has been meticulously maintained to ensure the weatherboards and windows remain in top condition for many years to come. With rare copper-sheet guttering, you are assured of never having a corrosion issue. The property is completed by the three-car garage at the rear of the home.

This gorgeous home is being offered as a WIWO proposition, and with consistent annual returns from AirBNB (of 5%) it represents a very attractive opportunity. With occupancy rates of around 80%, including many repeat customers, there is also the opportunity for greater returns with an increase in the current (very reasonable) nightly rates.

The multi-use track (accessing St Helens' town centre and the town-link to the world-class St Helens Mountain Bike trailhead) is at the bottom of the driveway, with just a three-kilometre ride/walk to town. One of the best fishing jetties in the area is literally at the bottom of the garden, allowing you to watch for the birds to start working before you grab your rod and head across the road to catch dinner.

St Helens has become a mecca for enthusiasts of mountain biking, surfing, fishing, diving and nature loving. With the stunning Bay of Fires just minutes away, along with wonderful bush walking opportunities, cafes, award winning restaurants and a multitude of tourist hotspots within striking distance, you'll love every opportunity to use this as your holiday base, or as your new home.

This home is must-see for serious investors interested in owning a piece of St Helens' history. Due to the heavy guest bookings, forward inspection bookings are critical. Please call me today to book your inspection of this wonderful home.

Zoned General Residential
Council rates \$2426 approximately.
Water rates \$1250 approximately



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More About this Property

Property ID	PGPFN1
Property Type	House
House Size	211 m ²
Land Area	3734 m ²
Including	Air Conditioning Toilets (4) Fire Place Balcony Deck Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking

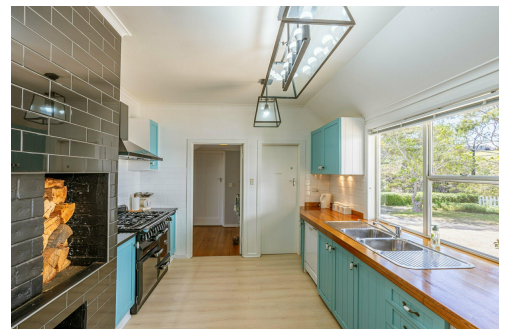
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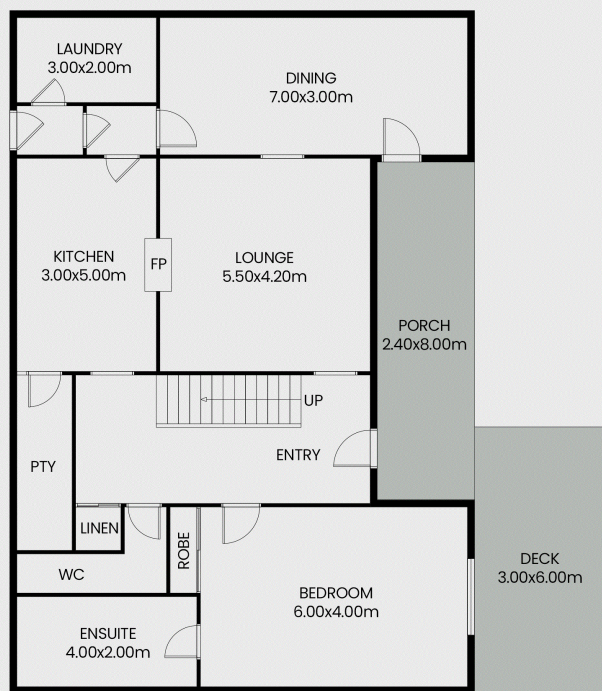
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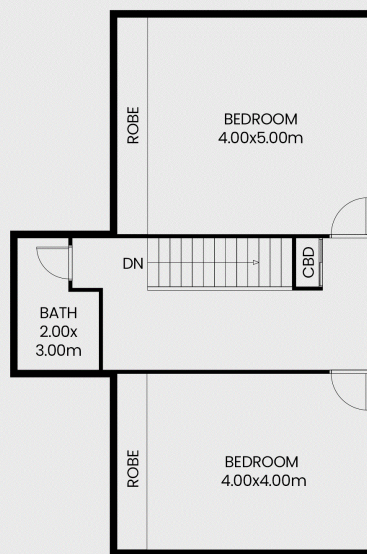
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6 St Helens Point Rd

This floor plan including furniture, fixture measurements and dimensions are approximate 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.



BOTTOM FLOOR PLAN



TOP FLOOR PLAN



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