

8 Mill Court, St Helens




## Energy efficient modern home close to town

Welcome to your new home at 8 Mill Court, where contemporary living meets functionality in this stunning 2012 brick residence. Boasting a prime location, this immaculate property is ready to impress.

Step inside to discover a very neatly presented three-bedroom house, each featuring built-in robes, including a master bedroom with a convenient ensuite. The heart of this home is the spacious, open plan kitchen/dining/lounge area, perfect for entertaining and family living. The modern kitchen comes fully equipped, ready for you to cook up a storm, while the reverse cycle air conditioning and pellet heater ensure your comfort all year round.

The main bathroom is thoughtfully designed with wheelchair access. Additional features like double blinds on all windows enhance privacy and insulation. The landscaped gardens are a peaceful retreat, and the 5000l water tank plumbed to the kitchen, coupled with a 7kW solar system and the north facing living area, underscores the eco-friendly solar-passive design of the property, evidenced by the power bills being constantly in credit.

Storage needs are well catered for with a solid 2x3m garden shed,

3  2  4 

### FOR SALE

Please Call

### AGENTS

David Liebmann

0428 860 047

[dliebmann.sthelens@ljhooker.com.au](mailto:dliebmann.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.



and there's ample parking with a single garage and room on the side for a double carport or caravan storage. The north facing outdoor area, directly off the lounge room, awaits your personal touch to create the perfect outdoor sanctuary.

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.

Fully fenced and exuding street appeal, this attractive home is a rare find. Whether you're a growing family, downsizing, or investing, 8 Mill Crt is a place to call home, sweet home. Don't miss this opportunity - it's a lifestyle choice you'll cherish.

Rates approx \$1500

### **MORE DETAILS**

Property ID	PUUFN1
Property Type	House
House Size	149 m2
Land Area	609 m2
Including	Air Conditioning Toilets (2) Fire Place Dishwasher Built-in-Robes Fully Fenced Remote Garage Solar Panels Water Tank

**David Liebmann 0428 860 047**

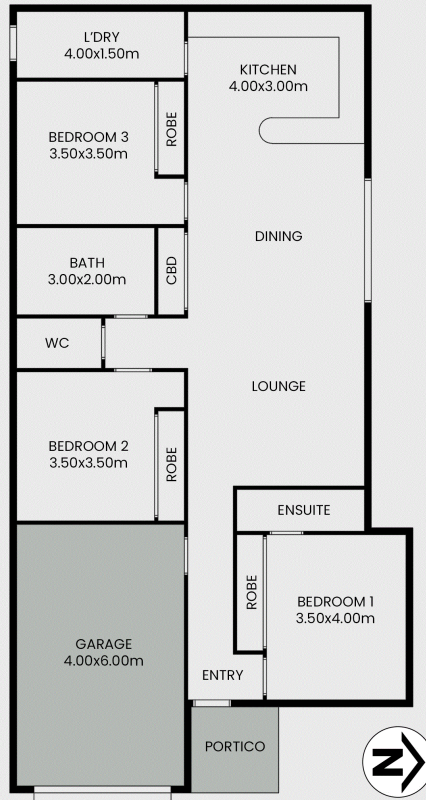
Property Consultant | [dliebmann.sthelens@ljhooker.com.au](mailto:dliebmann.sthelens@ljhooker.com.au)

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

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)



# 8 Mill Crt St Helens



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. There is 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.

