



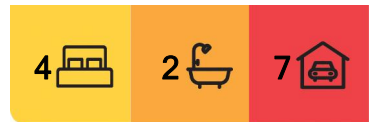
St Helens, 81 Cecilia Street

Opportunities abound with this St Helens Icon

I am honoured to present an icon of St Helens' history in 81 Cecilia St. This is the home that people drive past and say "I've always loved that home". Now, after a painstaking renovation, "Talina" is ready for her new life.

Whether you call her home, run a business, provide professional office space, run an art gallery or offer as an ideally located short-term accommodation opportunity, Talina will be your greatest asset and a lovely space to utilise. Being zoned General Business, boasting ample client parking, and being just three hundred metres from the town centre, your opportunities are endless.

After spending five years renovating this beautiful home, the owners have made the difficult decision to make it available for its next chapter, and its fortunate new custodians. With two new bathrooms (one incorporating new laundry appliances), ceiling structural upgrades, window restoration and meticulous paintwork inside and out, this rendered brick



For Sale
Please Call

View
ljhooker.com.au/P7YFN1

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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.

home presents in picture-perfect condition. Property improvements also include the removal of internal asbestos, re-wiring, re-plumbing, the new back patio, new front fence, council-approved property side-access and the renovated 14x7m shed with double garage access, power and plumbing.

The stunning hardwood floorboards, large windows and high ceilings reflect the grandeur of this (near-century old) 1925 beauty. The home is currently presented as four bedrooms, with the top floor offering a dedicated retreat with ensuite. This area could easily be re-configured as two bedrooms if desired.

The manageable cottage garden includes two magnificent Canary Island palms (who have been aged at over one hundred and twenty years old) gravel path ways and various flower beds. A third entrance to the property accesses the original timber garage, which awaits your restoration flare to create a further asset limited only by your imagination.

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 salt water 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.

To view this beautiful home and wonderful opportunity, please call me today to arrange a private inspection.

Zoned General Business

Council rates approximately \$1680

More About this Property

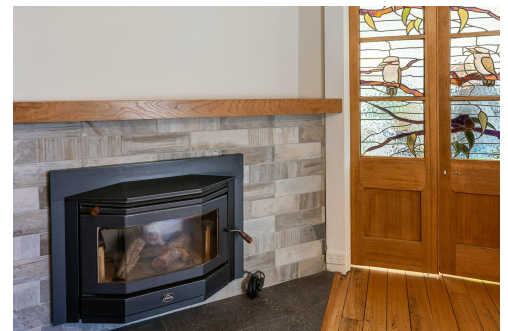
Property ID	P7YFN1
Property Type	House
House Size	295 m2
Land Area	1454 m2
Including	Ensuite Toilets (2) Fire Place Courtyard Deck Dishwasher Outdoor Entertaining Floorboards Workshop Secure Parking Fully Fenced

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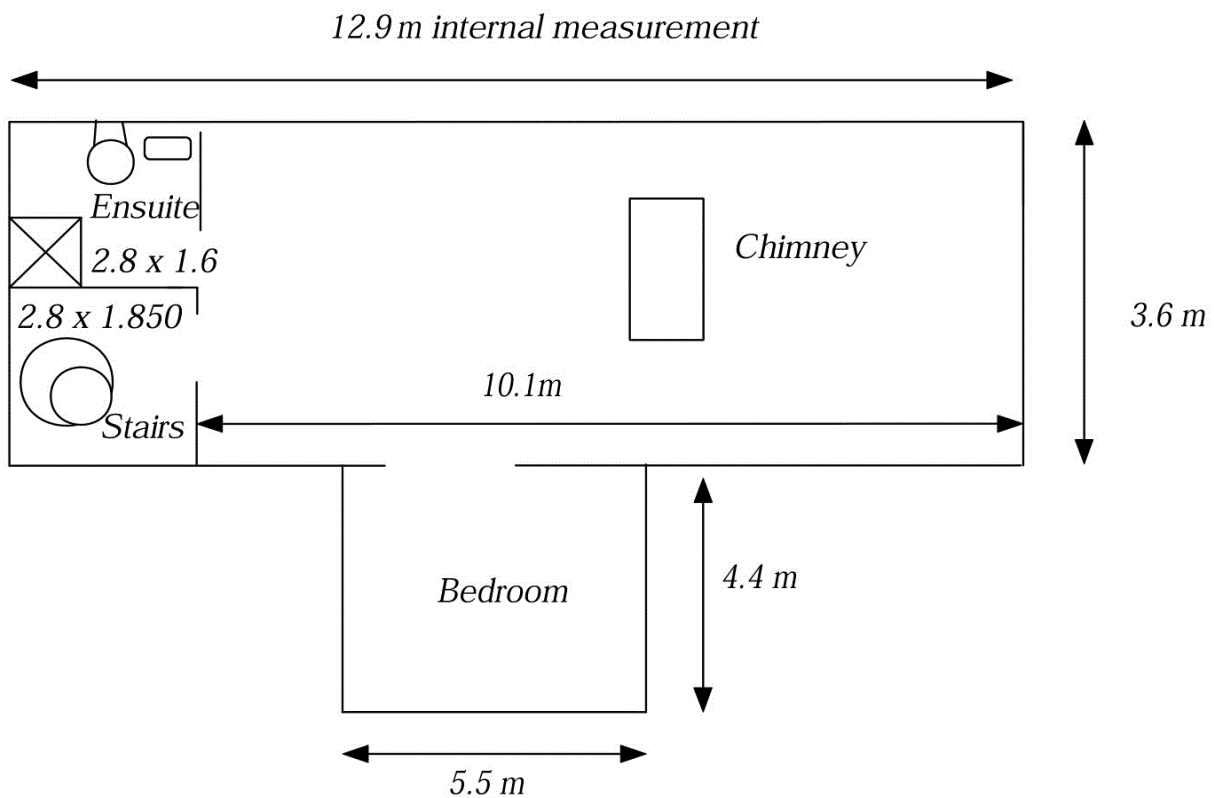


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Top Floor Plan. 81 Cecilia Street



All measurements are internal scale