






Unit 1/7 Doepel Place, St Helens

## Light-filled solid investment close to town

With convenience and function at top of mind, this charming 2009-built brick villa presents a splendid opportunity for investors, retirees, small families, or those looking to downsize without compromising on style and comfort. This low-maintenance home is perfectly designed for easy living with its north-facing lounge and westerly kitchen providing year-round natural light and warmth.

The villa offers a large master bedroom and another generous second bedroom, both featuring built-in robes for ample storage. The spacious kitchen flows into an open plan dining and lounge area with reverse cycle air conditioning, creating an inviting space for relaxation and entertainment.

Step outside to discover a compact, fully fenced garden that promises a peaceful retreat. A shade-cloth covered outdoor eating area is flanked on both sides by luxurious grass and privacy garden walls. The single garage provides secure parking, with an additional space for visitors or a second vehicle, in addition to the convenience of the second crossover for parking options. The tenant has been the only occupant of the property since it was built and has kept it meticulously.

2  1  1 

**FOR SALE**  
\$410,000

**VIEW**  
By Appointment

**AGENTS**  
David Liebmann  
0428 860 047  
dliebmann.sthelens@ljhooker.com.au

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

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 **LJ Hooker**

Located in a quiet court setting, this home is just a leisurely stroll from the vibrant town centre, offering easy access to local amenities and community activities. It's the perfect blend of comfort, convenience, and low-maintenance living &ndash; an ideal haven for those ready to embrace a more relaxed lifestyle.

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.

To inspect this value-for-money home, call me today.

This property is tenanted until Feb 2027 and requires 48 hours' notice prior to inspections.

This a strata title and has strata insurance but it has no active body corporate.

Council rates approximately \$1660

## MORE DETAILS

Property ID	Q4YFN1
Property Type	House
Land Area	321 m2
Including	Air Conditioning Toilets (1) Courtyard Dishwasher Built-in-Robes

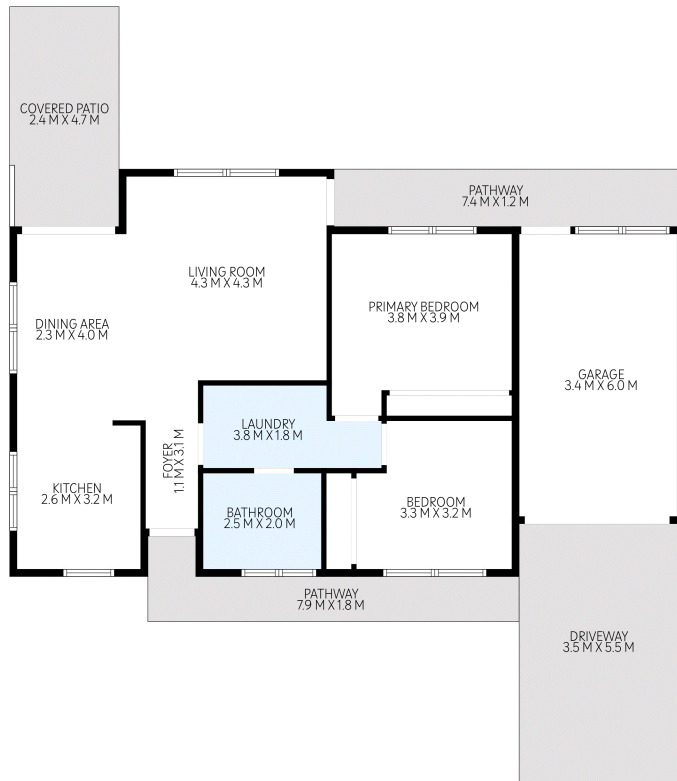
**David Liebmann 0428 860 047**

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





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**TOTAL: 79 m<sup>2</sup>**

1st floor: 79 m<sup>2</sup>

EXCLUDED AREAS: DRIVEWAY: 19 m<sup>2</sup>, PATHWAY: 17 m<sup>2</sup>, COVERED PATIO: 11 m<sup>2</sup>,  
GARAGE: 20 m<sup>2</sup>, WALLS: 9 m<sup>2</sup>

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

