



9 Nautilus Place, St Helens




North-facing peaceful villa

Nestled in a tranquil estate of mostly retirees, 9 Nautilus Place represents a lovely opportunity for those seeking a peaceful, yet engaging lifestyle. This charming two-bedroom villa, constructed in 2006 with a classic brick facade, sits proudly on a generous 418 square metre title, offering both privacy and community spirit in equal measure.

Upon entering, one is greeted by a spacious lounge, flowing into the dining/kitchen zone and beyond to the full-length north-facing veranda - an ideal spot for sipping morning tea while basking in the Tasmanian sun. Both bedrooms boast built-in robes, while a convenient second toilet adds an extra layer of practicality to this well-thought-out floor plan.

- conscious residents will appreciate the solar panels and gas hot water system, which deliver energy efficiency and comfort, with high electricity bills becoming a distant memory. The villa also offers the delights of home-grown produce, with established fruit trees and a lovingly tended veggie garden awaiting those with green thumbs.

The resident magpies add a touch of local wildlife charm, and feeding them will be a welcome part of your daily routine. This villa is not just a home; it's a serene retreat, offering the perfect blend of indoor

2  1  1 

FOR SALE
\$455,000

AGENTS

David Liebmann
0428 860 047
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.

 **LJ Hooker**

cosiness and outdoor living, with the bonus of being a stone's throw from local amenities and coastal beauty. The centre of St Helens is just 900m away, while the stunning Binalong Bay is just fifteen minutes from your home.

Welcome to a life of ease and contentment at 9 Nautilus. For further information or a private viewing, please call me today.

Council Rates approx. \$1650

Strata titled with body corporate fees \$1984 (including building insurance and grounds keeping)

Zoned general residential

MORE DETAILS

Property ID	PWYFN1
Property Type	Unit
Land Area	418 m2
Including	Air Conditioning
	Toilets (2)
	Deck
	Dishwasher
	Secure Parking
	Solar Panels

David Liebmann 0428 860 047

Property Consultant | dliebmann.sthelens@ljhooker.com.au

LJ Hooker St Helens (03) 6376 2300

36 Cecilia Street, ST HELENS TAS 7216

sthelens.ljhooker.com.au | sthelens@ljhooker.com.au

