



St Marys, 109 Irish Town Road

Serenity personified

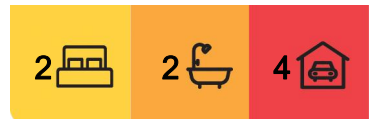
Beautifully positioned on a quiet country road, yet only 2km from town, is this charmingly peaceful, creek-side property offering abundant opportunities for a wide range of chosen lifestyles, or a chance to invest in a subdivision (STCA).

Set on land comfortably over 1 acre in size, the light, 2-bedroom, 2-bathroom (one ensuite) original miner's cottage provides solid accommodation, warmed by a wood-burner which rivals the heat of Hades! Comfortable & conventional living extends to the modern kitchen & main bathroom (equipped with a luxurious spa bath), and an additional open dining area. With its aspect overlooking the rear gardens and forested bush across a nearby all-year-round creek, the expansive covered deck is a significant element of this home's desirability, and has been a tranquil retreat during hundreds of sunny morning breakfasts and sundowners.

Outside, the established fruit orchard and large, fully enclosed vegetable gardens with great poly greenhouse and a chook pen will keep a family extremely well fed. Gardeners will also love the large space to add to the existing range of colourful native plants & trees.



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.



For Sale
Please Call

View
ljhooker.com.au/PV6FN1

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LJ Hooker St Helens
(03) 6376 2300

Two tanks deliver a very generous total of 34,000 litres of water to the property. All machinery and equipment can be conveniently stored and accessed in the large shed / workshop.

An open paddock immediately outside the fenced area offers options for further play, development, or an extension of existing gardens.

Whilst modest in its style, it's difficult to overstate the appeal of this property to those who are looking for the possibility of a serene off-grid lifestyle surrounded by natural rural beauty, abundant wildlife, a friendly local community, and nearby attractions like Saint Patrick's Head and the beautiful Mariposa Beach.

Steeped in history and recognised as a haven for people seeking an alternate lifestyle, St Marys is just fifteen minutes from spectacular East Coast beaches and thirty-five minutes to the vibrant centre of St Helens. The East Coast is a mecca for enthusiasts of mountain biking, fresh and saltwater fishing, surfing, diving, bush walking and wine and food trails. You'll be the envy of friends and family for your proximity to Binalong Bay, the Bay of Fires, Bicheno and the breath-taking Freycinet National Park.

For your opportunity to experience the serenity of this location, call me today for your private inspection.

Rates approximately \$1054

More About this Property

Property ID	PV6FN1
Property Type	House
House Size	91 m2
Land Area	5408 m2
Including	Ensuite Air Conditioning Toilets (2) Fire Place Balcony Deck Floorboards Fully Fenced Water Tank

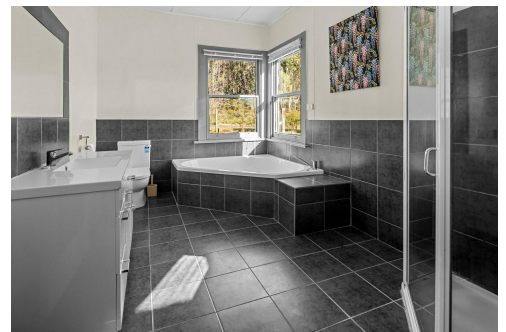
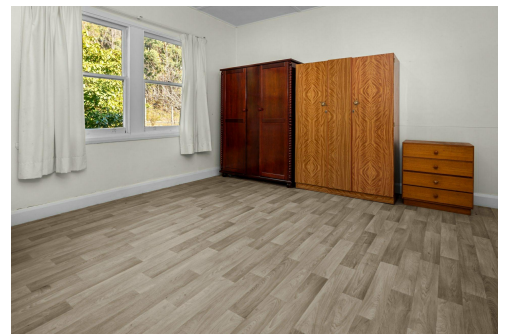
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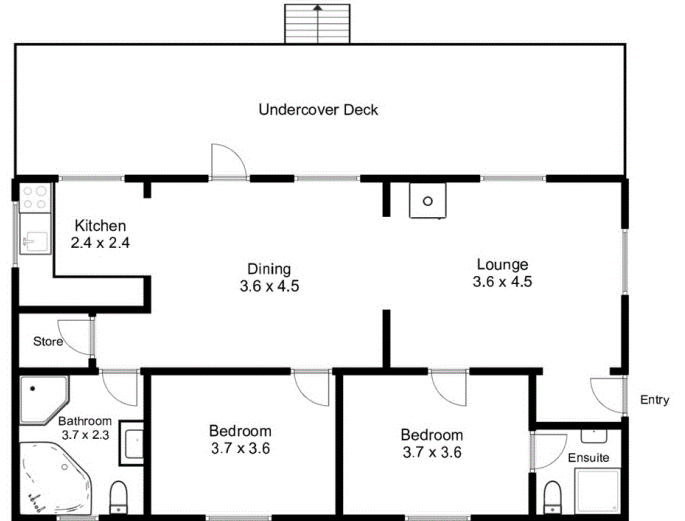
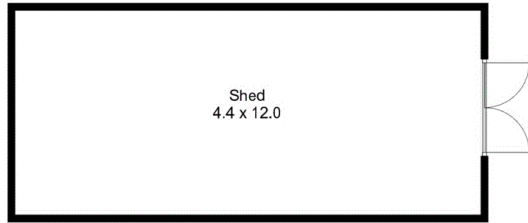
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NOT DRAWN TO SCALE
This floor plan is intended as a guide only and information contained within is approximate. Purchasers are advised to verify the information depicted on the plan, listing agent or floor plan provider are responsible for any omissions.

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