



## St Marys, 26 Clive Street

Budget home with central convenience

Nestled in the peaceful heart of St Marys, 26 Clive Street offers a warm welcome to anyone stepping onto the property ladder, or those looking for a renovation project. This charming three-bedroom house sits proudly on a generous 805 square metre plot, providing ample space for growth and creativity.

The inviting facade, featuring well-maintained weatherboards and aluminium windows, hints at the sturdy construction and potential within. Inside, discover a spacious layout beginning with a large entrance that opens onto all three generous bedrooms. The country kitchen flows into the lounge room, where comfort reigns with a cosy wood heater and the modern convenience of a reverse cycle air conditioner, ensuring a comfortable atmosphere year-round. Sunlight bathes the delightful sunroom on the eastern side, crafting a serene space to enjoy your morning cuppa or immerse in a good book.

The hidden treasure lies beneath your feet (with floorboards beneath the carpet) offering



**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/PN5FN1](http://ljhooker.com.au/PN5FN1)

**Contact**  
**David Liebmann**  
0428 860 047  
[dliebmann.sthelens@ljhooker.com.au](mailto:dliebmann.sthelens@ljhooker.com.au)

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

an opportunity to unveil and polish to contemporary taste. Outside, the backyard hosts a sturdy 6x6m shed, perfect for the hobbyist or for additional storage, while a single garage takes care of your parking needs.

Situated on a tranquil street, this residence is an ideal haven for first-time buyers who value both comfort and potential. With its solid bones and room to personalise, 26 Clive Street, St Marys, is a budget-friendly gem waiting for its new owners to unlock its full promise.

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, 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.

To seize this affordable opportunity, call me today for further information.

Council Rates Approx \$1339

## More About this Property

<b>Property ID</b>	PN5FN1
<b>Property Type</b>	House
<b>House Size</b>	125 m2
<b>Land Area</b>	805 m2
<b>Including</b>	Air Conditioning Toilets (1) Fire Place Floorboards Fully Fenced

**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)



**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.

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