



## St Marys, 4 Hugh Street

### Solid investment with high returns

With recent interest rate hikes damping investors' returns, here is an opportunity to buck the trend. Situated in the picturesque township of St Marys, this attractive three-bedroom home is sure to please the astute buyer, whether as a proven investment property or owner occupied. The current long-term tenants are exceptional and keep their home immaculate, which is looking after your investment.

The large level block offers ample space for a family to enjoy and play outside, while the centrally located wood heater keeps the home cosy and warm. The three bedrooms all offer built-in wardrobes and there is a separate laundry leading to the undercover BBQ area and back yard. The country style kitchen is warm and inviting and the design draws on country living, providing a space for the family to gather around the table.



**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.

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#### For Sale

Please Call

#### View

[ljhooker.com.au/P4ZFN1](http://ljhooker.com.au/P4ZFN1)

#### Contact

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



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 salt water fishing, surfing, diving, bush walking and wine and food trails. Its central proximity to Binalong Bay, the Bay of Fires, Bicheno and the breath-taking Freycinet National Park make it an ideal investment for the future.

For further information or to discuss viewing this great opportunity, call me today.

Zoning General Residential

Council rates \$1154

Water rates approx. \$1000 plus usage

Rental return \$400/week

Leased until January 2025

## More About this Property

<b>Property ID</b>	P4ZFN1
<b>Property Type</b>	House
<b>Land Area</b>	1012 m <sup>2</sup>
<b>Including</b>	Toilets (1)

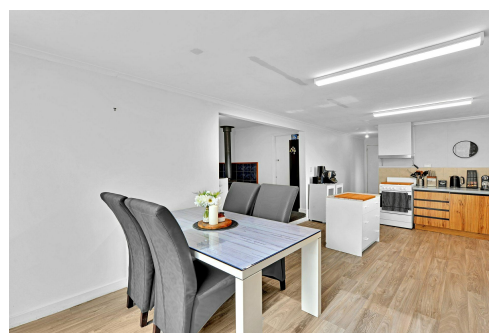
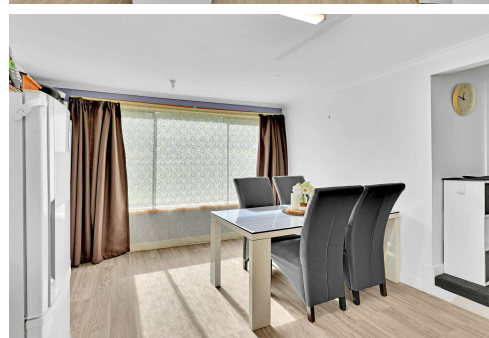
**David Liebmann 0428 860 047**

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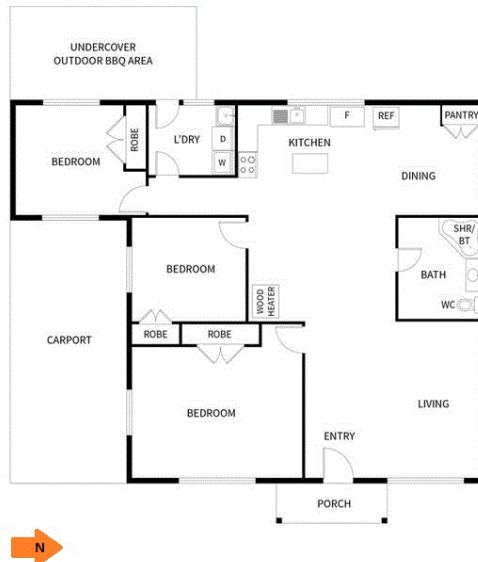
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FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
 Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.  
 All enquiries must be directed to the agent, vendor or party representing this floor plan.

4 Hugh St, St Marys, Tasmania

