



4 Hugh Street, St Marys

Solid investment or family home

With recent interest rate hikes and changes to CGT 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.

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. St Marys offers a wonderful community including a pub, golf club, cafes, supermarkets, library, school, hospital, pharmacy,

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FOR SALE

Please Call

AGENTS

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AGENCY

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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.



museum, public transport links, wellness hub and many community groups. 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.

For further information or to discuss viewing this great opportunity, call me today. As this is a tenanted property, we would require 48 hour' notice prior to viewings.

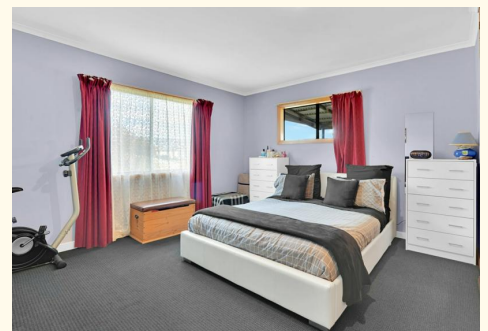
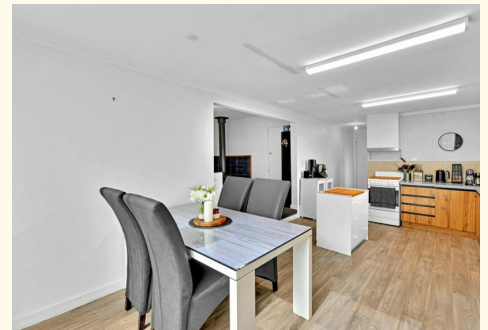
Zoning General Residential
Council rates \$1546
Water rates approx. \$1300
Rental return \$400/week
Leased until January 2027

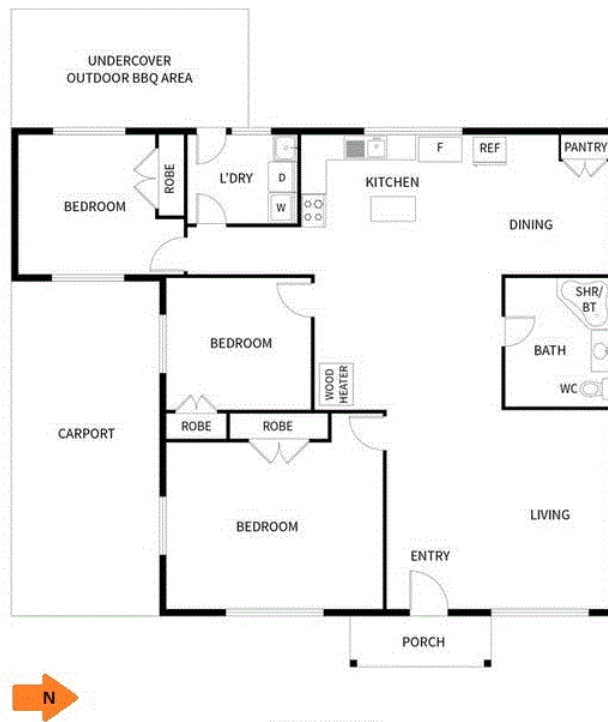
MORE DETAILS

Property ID	QASFN1
Property Type	House
Land Area	1012 m2
Including	Toilets (1)
	Built-in-Robes
	Fully Fenced

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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.



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