



## St Marys, 43 Main Street

Knock, knock. Who's there? Opportunity...

Nestled amidst the quaint backdrop of St Marys and offering a generous 4,376 square metre parcel of land, 43 Main St is an enticing prospect for a visionary or renovator seeking to capitalise on its potential. This charming 1940 California Bungalow, set back from the road and shielded by exquisite trees, presents an opportunity to blend classic architecture with endless opportunities.

The home boasts three generously sized bedrooms and an open plan dining/lounge area already crafted into a contemporary living space. Original hardwood flooring underpins the character of the home, while high ceilings provide the sense of space and nostalgia of a period home full of character. Though this home certainly needs a renovator's touch, it is in a very liveable state, providing you time to create the vision for its future. The kitchen and bathroom are ripe for a visionary's touch to transform them into chic, functional spaces.

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**For Sale**  
Please Call

**View**  
[ljhooker.com.au/PR4FN1](http://ljhooker.com.au/PR4FN1)

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



Supplementary structures include a single weatherboard garage, a substantial 5x5.5m clad shed and a quaint brick and a timber wood/storage shed. The significant 10x7m shop/studio with street frontage on a separate power meter, offers versatility for commercial aspirations. In its previous incarnations it has been an art studio and takeaway shop. Additionally, a brick toilet block complements the outdoor facilities.

With the vast grassed expanse fronting the delightful St Marys Rivulet and zoned for Local Business, the land unlocks a realm of possibilities (STCA) &mdash; RV parking or an event space, the potential is only limited by one's imagination.

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.

You will appreciate the property's convenient location, ample parking, and the vision to transform this site into a sought-after destination in St Marys. The future of 43 Main St awaits your blueprint for success. Call me now to arrange your personal inspection.

Rates approximately \$1340

## More About this Property

Property ID	PR4FN1
Property Type	House
House Size	120 m2
Land Area	4376 m2
Including	Toilets (3) Fire Place Floorboards Workshop Shop front toilet block

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