



# St Marys, 8 Cameron Street

## Long term investment

With long term tenants included, 8 Cameron St stands as a characterful weatherboard home, poised to entice savvy investors seeking a secure and profitable opportunity. This three-bedroom home boasts an open plan kitchen, dining, and lounge area, framed by large picture windows that offer inspiring views of the majestic Fingal Tier. Traditional design is evident in the beautiful hardwood floorboards throughout, lending a timeless elegance to the home. Each of the generously sized bedrooms provides a comfortable retreat, while the stylish bathroom has been tastefully updated for modern living. The wood heater adds a cosy ambiance, ensuring warmth and comfort during the cooler Tasmanian months.

Externally, the home features a practical outside laundry and drying room, as well as an expansive 10x4m garage with power and a concrete floor - ideal for projects or storage. The buildings are strategically placed, leaving a large open lawn area on the 920-square-metre block.

For investors, the property ticks all the boxes, with an excellent long-term tenant in place

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**For Sale**  
\$349,000

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**View**  
By Appointment

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**Contact**  
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**(03) 6376 2300**



until April 2027, ensuring immediate and consistent rental returns. Space for parking multiple vehicles is a further convenience, enhancing tenant appeal.

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.

8 Cameron St is more than just a house; it's a solid investment in the future, promising growth and stability in the picturesque Tasmanian property market.

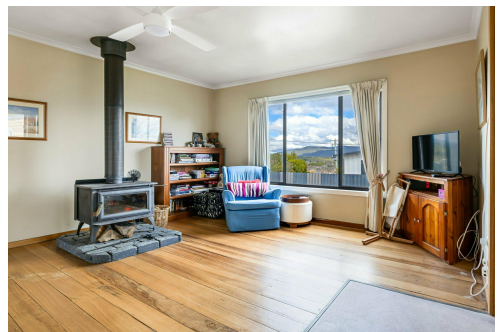
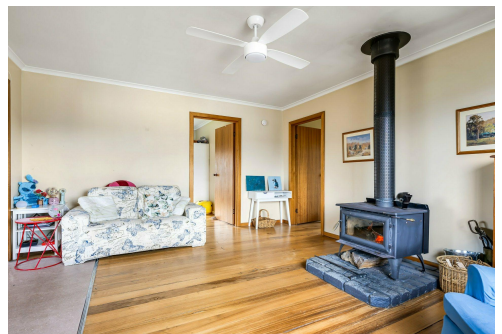
Annual council rates approximately \$1425.

## More About this Property

Property ID	PXGFN1
Property Type	House
Land Area	920 m2
Including	Toilets (1) Fire Place Deck Floorboards

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# 8 Cameron Street, St Helens



 **LJ Hooker**

**TOTAL: 93 m<sup>2</sup>**

FLOOR 1: 93 m<sup>2</sup>

EXCLUDED AREAS: FRONT PORCH: 7 m<sup>2</sup>, PATIO: 34 m<sup>2</sup>, SHED: 40 m<sup>2</sup>  
WALLS: 13 m<sup>2</sup>

FLOOR PLAN IS INDICATIVE OF THE LAYOUT. DIMENSIONS ARE HIGHLY RELIABLE NOT GUARANTEED

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