



## St Marys, Lot 5 Lower German Town Road

### Stunning coastal hinterland retreat

This beautiful parcel of fertile land offers space for quiet contemplation, an escape to the country or a place for a family to call home. From the restored off-grid cottage to the stunning coastal views and wildlife conservation covenant, this inspirational property includes 15 acres (of the 87.9 acres) of historically cleared farmland adjacent to a serene eucalypt and blackwood forest.

The weatherboard cottage has been fully renovated, using mostly recycled materials, resulting in a picture-perfect off-grid one bedroom home. The home features polished timber floors, modern kitchen (240V), light-filled bathroom and original central brick fireplace. The bedroom includes new wool carpet, with the floor plan lending itself to an additional sleeping space, or future bedroom. The exterior has been recently fully painted, and has aluminium windows and doors, ensuring little maintenance requirement to the facade for the next decade. Plans for a second (primary) residence have previously been approved, providing scope to build a new home at the location of your choice (STCA). A bespoke portable studio (home office), is fully insulated and features recycled external

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**For Sale**  
\$760,000

**View**  
[ljhooker.com.au/PFKFN1](http://ljhooker.com.au/PFKFN1)

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



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

materials and a warm timber interior. Built on hardwood skids, it can be easily transported to a site of your choice and includes 240V power outlets and lighting.

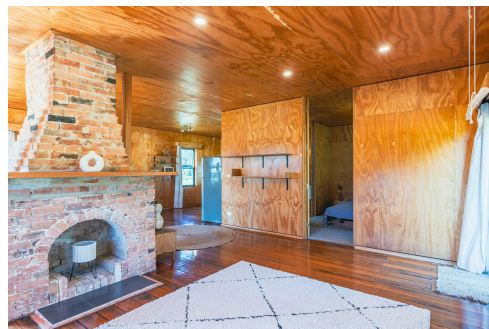
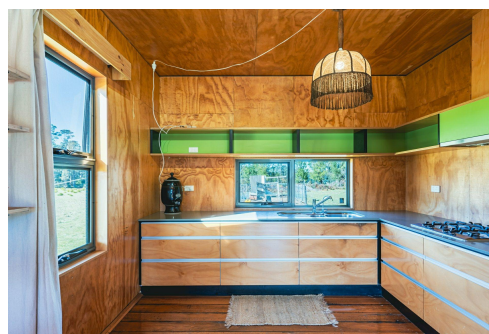
This property is beautifully situated at the edge of the St Marys escarpment, offering breathtaking coastal views over Falmouth. The forested portion of the property has a wildlife conservation covenant, ensuring it will be preserved for future generations to enjoy. Living here will be an experience in sharing a beautiful piece of Tasmania with many of the wildlife species Tasmania is famous for. Reports of wildlife on the land include wallabies, paddymelons, wombats, echidnas, quolls, black cockatoos, wedgetail eagles and numerous other bird and mammal species. The covenant provides protection to blue gum habitat of the endangered Swift Parrot and Blind Velvet Worm as well as many other threatened species.

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.

Other notable features of the property include a 22,000L water tank, fenced vegetable garden with chicken coop. A high average annual rainfall offers ample opportunity to grow food and raise animals.

To view this gorgeous property, call me today to arrange an appointment that will change your life forever.

Zoned Landscape Conservation with Conservation Covenant  
Council rates \$1659 approximately.



## More About this Property

<b>Property ID</b>	PFKFN1
<b>Property Type</b>	House
<b>House Size</b>	80 m <sup>2</sup>
<b>Land Area</b>	34.77 hectare
<b>Including</b>	Toilets (1) Fire Place Floorboards Solar Panels Water Tank

**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](http://sthelens.ljhooker.com.au) | [sthelens@ljhooker.com.au](mailto:sthelens@ljhooker.com.au)



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