

23 Chimney Heights Road, Stieglitz

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## Breath-taking bay views from your WIWO beach home

Waking up to stunning bay views will be your daily treat at your new favourite location. This rarely offered location, in popular Stieglitz, presents a gorgeous location to permanently live, or spend lazy holidays. Regardless of the weather, you'll enjoy the every-changing face of the beautiful Georges Bay from your enviable vantage point.

This low maintenance home has been transformed with new cladding and a modern interior, ensuring a contemporary living experience with minimal upkeep. The jewel in its crown is the beautiful, raised lounge that boasts sweeping views of the bay, providing a picturesque backdrop to your daily living in any weather.

Comfort is paramount in this cosy abode, with double glazing on most windows, reverse cycle air conditioning, and a wood heater nestled within the open plan kitchen/dining/lounge area, creating a warm haven during those cooler evenings. The master bedroom is a sanctuary of its own, with a walk-in robe, modern ensuite, and its own bay views to wake up to every morning. Two additional large bedrooms, including the (fondly referred to) "dormitory", come equipped with built-in robes, ready to accommodate family or guests.

**FOR SALE**

Please Call

**AGENTS**

David Liebmann

0428 860 047

dliebmann.sthelens@ljhooker.com.au

**AGENCY**

LJ Hooker St Helens

(03) 6376 2300

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.

**LJ Hooker**

The property's native garden border, with its expansive merbau deck facing the bay, is perfect for enjoying all-day outdoor entertaining, and evening sundowners for your front-row seats to our spectacular sunsets.

The 10x6m boat shed, featuring a 4.5m door opening and workshop space, offer housing for a caravan or boat. There is also a garden shed, and the WIWO arrangement includes all furniture and household items. The security camera system adds peace of mind, while off-street parking for at least four vehicles ensures plenty of space for visitors or your own fleet.

St Helens (just ten minutes away) is the largest centre on the East Coast and offers an enviable lifestyle for anyone who appreciates living within easy access to stunning natural beauty, fresh and saltwater fishing, surfing, diving, world-class mountain bike trails, bush walking and following exquisite food and wine trails. The town is fully serviced with schools, hospital, hardware, cafes and restaurants, community centre, light industrial area and employment opportunities.

To truly appreciate this wonderful location, call me today for your private inspection.  
Rates approx. \$1764/year

## MORE DETAILS

Property ID	PX4FN1
Property Type	House
House Size	227 m2
Land Area	589 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Alarm
	Fire Place
	Balcony
	Deck
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Secure Parking
	Remote Garage
	WIWO

**David Liebmann 0428 860 047**

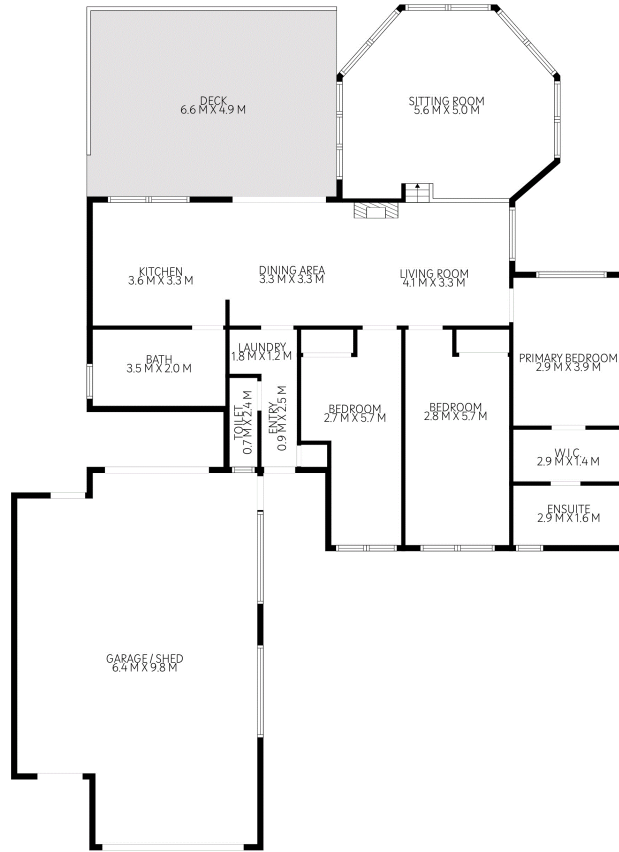
Property Consultant | [dliebmann.sthelens@ljhooker.com.au](mailto:dliebmann.sthelens@ljhooker.com.au)

**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)





### 3 Chimney Heights Road, Stieglitz

**TOTAL: 185 m2**  
 FLOOR 1: 185 m2  
 EXCLUDED AREAS: DECK: 32 m2  
 WALLS: 13 m2



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



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