

# 10 Kismet Place, St Helens, Tas 7216



## House For Sale

Friday, 1 December 2023

10 Kismet Place, St Helens, Tas 7216

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 914 m2

Type: House



Heidi Howe  
0363762249

**\$530,000**

--- 10 Kismet Place, St Helens, Tasmania ---If you want a home that makes a statement, has a great location and also offers all the features you need in a large family home, then 10 Kismet Place is it! Splayed over four levels, this large home is in a quiet cul de sac that is very close to walking tracks, the wharf and the heart of St Helens. With three very large bedrooms, family bathroom, 2 x WC, separate laundry, large kitchen and open plan living room - this home enjoys a very functional floor plan. The master enjoys a walk in robe along with a sliding door to open up and take in the expansive view of Georges Bay. Each of the bedrooms are a very good size and enjoy abundant natural light. Outside the gardens are well established and weave around the character filled verandahs and provide abundant shade and privacy. With a double garage with internal access, there isn't much more you can ask for in a home in this price range. But there is more! There is the incredible view enjoyed from this property, with the pinnacle being the viewing deck from the highest point on the property - the view from here is breathtaking. 10 Kismet Place, St Helens is a property you will see for it's striking appearance, fabulous location so close to town and the walking trails and it's wonderful view. Obviously at this price there are some things that you will want to update and refresh, but with very good bones and liveability, this home is in a great price bracket that will allow you to make the improvements you desire without breaking the bank! Currently tenanted at \$380 per week, we will require a minimum 2 working days notice prior to any inspections - with inspection times available Monday to Friday. The current lease expires in July 2024 and is therefore flexible if you wish to move in yourself or continue as an investment property. This is a home you need to see. It has been priced according to the updates required and it reflects excellent value in today's market. Please give Heidi & her team at Harcourts St Helens a call today to secure a time to view in person or virtually.

**PROPERTY INFORMATION:** Land size: 914m<sup>2</sup> Building Size: 165m<sup>2</sup> Built: 1993 Zoning: Residential

St Helens is the gateway to the world famous Bay of Fires and is 2 hours from Launceston or 3 1/2 hours from Hobart. The largest town on Tasmania's east coast, St Helens is complimented by a 10 bed hospital, dentist, vet, district school, government agencies, fishing port, mountain bike network, thriving dining and retail scene. Industry is primarily based around tourism, hospitality, fishing, education and health services. St Helens is a vibrant and friendly community. Harcourts St Helens has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee