

**12 Tully Street, St Helens, Tas 7216**



**House For Sale**

Saturday, 27 April 2024

12 Tully Street, St Helens, Tas 7216

Bedrooms: 2

Bathrooms: 1

Parkings: 8

Area: 2024 m2

Type: House



Heidi Howe  
0363762249

**\$560,000**

What is one of the biggest social issues in Tasmania? Affordable housing. And now is your time to do something about it and create an income stream at the same time. Either buy to live in, develop or both. The available choice is yours to make! On over half an acre, 12 Tully Street, St Helens is a prime development site and it's long, yet narrow, configuration is ideal for a residential villa development. Easily able to accommodate 6 lifestyle units (STCA), not only will you create a property portfolio, but you will also be providing desirable homes for those seeking quality living options that are in striking distance from town. Whether you build to sell or build to rent, the sums add up. With 2 bedroom units selling around \$400,000 and renting between \$300 - \$350 per week, the sums add up for developers. Capitalize on the potential to subdivide and expand, or craft your own bespoke residential project in a location where land is becoming increasingly scarce and valuable. Of course, if development is not your scene, the property is picture perfect exactly as it is. Featuring a very well presented, and spacious, 2 bedroom home with double garage, there is nothing to spend. With a north facing verandah, brand new driveway and a blank canvas to create your own gardens, 12 Tully Street makes perfect sense if you need a quality home that is exceptionally close to town. This property promises both high returns for developers and a serene coastal lifestyle for private buyers, so please be in touch with Heidi and her team to arrange a personal inspection today. PROPERTY INFORMATION: Land size: 2053m<sup>2</sup> Building size: 76m<sup>2</sup> + garage Zoning: Residential Serviced by: town water and sewer Built: 1991 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 and is the beginning of the world famous Bay of Fires. 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 accuracy. Prospective purchasers are advised to carry out their own investigations.