

**170 Binalong Bay Road, St Helens, Tas 7216**



**Acreage For Sale**

Monday, 3 June 2024

170 Binalong Bay Road, St Helens, Tas 7216

**Bedrooms: 17**

**Bathrooms: 11**

**Parkings: 30**

**Area: 35 m2**

**Type: Acreage**



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## Offers Around \$4,200,000

Sustainable elite lifestyle meet conservation at Pelican Point where 87 acres of waterfront estate offer a vibrant birdlife and a gateway to some of Tasmania's most coveted locations: the Bay of Fires. The property shares a panoramic frontage with Georges Bay conservation area and a further two frontages with the George River and the waterway of Granny's Gut. 7 individual dwellings, comprising 17 bedrooms and 11 bathrooms are positioned with privacy across the property. Sprawling natural environment surround four contemporary villas built in 2015 and inspired by the original 1950's Californian houses designed by Craig Ellwood. Each one with full glass facades overlooking the wetland grassland sanctuary. The villas are built to exacting standards and are complete with quality fittings and finishes. There are a further three accommodation options on the brow of the hill as you enter the property, and overlooking St Helens. The Homestead offers a spacious open plan dining/kitchen and lounge area with 3 bedrooms and 2 bathrooms. The Loft is a converted barn with 3 bedrooms and 1 bathroom and is adjacent to The Cottage - a one bedroom studio. Each has been renovated with modern kitchens, bathrooms and finishes. Extensive opportunities are evident: - Wedding Venue- Exclusive Guest Retreat- Eco Tourism Ventures- Expand Green Living Spaces- Luxurious Residential Estate- Establish a 40-50 RV Park (STCA)- Restaurant Development- Strata Division Potential (STCA)- Multi family living This is more than a property; it's a gateway to unexplored opportunities in one of Tasmania's most coveted locations. Whether you're looking to establish a signature retreat that echoes the tranquility of its surroundings or to build an expansive residential complex, this property can be your reality. Floor Area: Homestead - 133m<sup>2</sup> Loft - 102m<sup>2</sup> Cabin - 32m<sup>2</sup> Villa 1 - 145m<sup>2</sup> Villa 2 - 102m<sup>2</sup> Villa 3 - 159m<sup>2</sup> Villa 4 - 136m<sup>2</sup> Garage/Office - 147m<sup>2</sup> Total Living Area: 809m<sup>2</sup> + Garage/Office Heidi Howe and her team at Harcourts St Helens invite you to view this property in person and inspection is invited by prior appointment. 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.