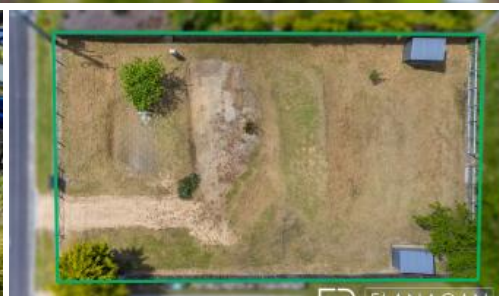


Sold

33 Lawry Heights, St Helens



A RARE FIND IN ST HELENS – READY TO BUILD

This substantial 755m² land lot, slightly sloping and fronting a protected bushland reserve, is ready and waiting for the building process to begin. Located in a peaceful neighbourhood, this block has all the infrastructure in place for the slab to be poured.

The current owner has certainly done the hard yards for the next, securing Planning Approval for two unique dwellings (valid until May 2026), along with completing all required Site and Bushfire Assessments. Not to mention the plans for an exquisite coastal native garden by acclaimed Landscape Designer Karen Johnson. New fences, two Garden Star sheds and existing power, water and sewerage connections complete the picture here.

An unexpected drawcard is the inclusion of house plans for two unique dwellings/visitor accommodation, cleverly conceived by renowned local Building Designer Jennifer Binns. While the original plans called for the use of the beautiful natural building material known as ‘hempcrete’, a minor amendment request can easily be made to council for a more conventional building material to be used. Possibly live in one and rent the other, or simply build two dwellings and sell to the next person. The options here are exciting to say the least.

755 m²

Price	SOLD for \$170,000
Property Type	Residential
Property ID	452
Land Area	755 m ²

Agent Details

Rae Smith - 0455 445 300

Office Details

Launceston
108A Tamar Street Launceston TAS
7250 Australia
0408 139 862



Considered one of Tasmania's most loved coastal towns, St Helens is known for the friendly locals and relaxed lifestyle. 33 Lawry Heights is within walking distance to the town centre, world class mountain bike trails, pristine beaches and great fish and chips.

This is one not to be missed so give Rae a call with your questions and get an offer on paper today.

Annual Break O'Day council rates: \$1214.81

Annual Taswater: \$982.52 + usage

Flanagan Residential provides this information from third parties as a convenience to you and recommends prospective purchasers carry out their own enquiries and seek legal advice with respect to the property information provided.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.