

Sold

33 Lawry Heights, St Helens



## A RARE FIND IN ST HELENS – READY TO BUILD

This substantial 755m<sup>2</sup> 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 'hemcrete', 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 m<sup>2</sup>

**Price** SOLD for \$170,000  
**Property Type** Residential  
**Property ID** 452  
**Land Area** 755 m<sup>2</sup>

### 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

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