






11 Pelican Street, Sanctuary Point

## Warm and inviting home with original charm - walk to schools and shops

This three-bedroom home is full of character and charm, showcasing original features and offers a warm and inviting feel from the moment you step inside. The main bedroom is complete with a walk-in wardrobe and ensuite with bath, while the remaining two bedrooms provide comfortable accommodation for family or guests. The open plan kitchen and dining area showcase the beauty of solid timber floorboards. The spacious lounge room is a standout, featuring a slow combustion fireplace, split system air conditioning, and sliding doors that flow seamlessly onto the undercover rear deck, with the bonus of water glimpses. An internal laundry with an additional storage room adds everyday convenience, whilst the main bathroom includes a shower and toilet. Outdoors, the large backyard offers level lawn, established fruit trees, a carport and side access to a single garage. Nestled in a quiet street just a short stroll from schools, shops, parklands and the waterfront of St Georges Basin, this home combines warmth, character and lifestyle in one appealing package. Contact Kate Tucciarone on 0494187031 to arrange your inspection.

3  2  2 

**FOR SALE**  
\$649,000

### AGENTS

Kate Tucciarone  
kate.tucciarone@ljhooker.com.au

James Lewis  
0414 715 668  
james.lewis@ljhooker.com.au

### AGENCY

LJ Hooker Sanctuary Point | Vincentia  
(02) 4443 9666

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

## MORE DETAILS

Property ID TKUFAT  
Property Type House  
Land Area 649 m2  
Including Toilets (1)

### Kate Tucciarone

Sales Associate | [kate.tucciarone@ljhooker.com.au](mailto:kate.tucciarone@ljhooker.com.au)

**James Lewis 0414 715 668**

Principal | Auctioneer | [james.lewis@ljhooker.com.au](mailto:james.lewis@ljhooker.com.au)

### LJ Hooker Sanctuary Point | Vincentia (02) 4443 9666

1/10 Paradise Beach, Rd, SANCTUARY POINT NSW 2540  
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## 11 PELICAN STREET, SANCTUARY POINT

RESIDENCE AREA : 180m<sup>2</sup> (APPROX INTERNAL AREA + GARAGE + ALFRESCO + PATIO + CARPORT)

DIMENSIONS ARE APPROXIMATES ONLY & ALL INFORMATION GATHERED WE BELIEVE TO BE FROM RELIABLE SOURCES HOWEVER IT CAN NOT BE GUARANTEED & INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.

