






12 Nirimba Avenue, Sanctuary Point

Well-maintained home with side access, multiple garages, and a big backyard

This well-presented three-bedroom brick home is full of potential and sits in a quiet street close to schools, shops, the boat ramp and the waterways of St Georges Basin. In excellent condition throughout, it features three carpeted bedrooms, a spacious living and dining area with a pleasant outlook, an original but well-kept kitchen, a large internal laundry, and a neat main bathroom with a separate toilet. The front windows are fitted with security shutters, adding peace of mind. Outside, the property offers side access to two single garages plus a carport, as well as a big backyard that provides plenty of room for family enjoyment or possible future development (STCA). Ideal for first home buyers or investors, this is a rare opportunity to secure a property that has been very well maintained and is ready to move straight into.

Contact Kate Tucciarone on 0494187031 or James Lewis on 0414715668 to book an inspection.

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FOR SALE
\$630,000 - \$660,000

AGENTS

Kate Tucciarone
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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 TKWFAT
Property Type House
Land Area 638 m²

Kate Tucciarone

Sales Associate | kate.tucciarone@ljhooker.com.au

James Lewis 0414 715 668

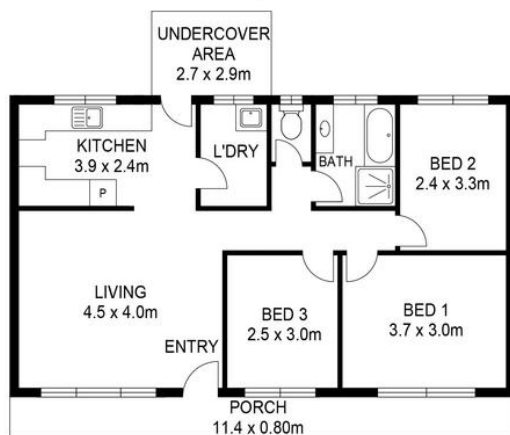
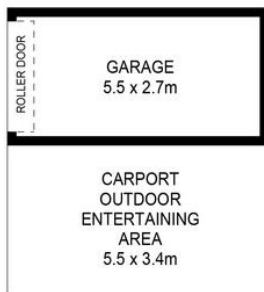
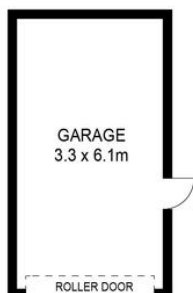
Principal | Auctioneer | james.lewis@ljhooker.com.au

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SITE PLAN

12 NIRIMBA AVENUE, SANCTUARY POINT

RESIDENCE AREA : 145m² (APPROX INTERNAL AREA + GARAGE + UNDERCOVER AREA + PORCH + 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.

