144 Greville Avenue, Sanctuary Point

Luxury, Lifestyle and Income in Perfect Harmony

Overlooking the tranquil waters of St Georges Basin, 'The Edgewater' offers a rare combination of waterfront living and established income potential. Thoughtfully designed to provide both a private residence and purpose-built guest accommodation, this exceptional property delivers a lifestyle opportunity unlike any other on the South Coast.

Backing directly onto the waterfront reserve, the property enjoys a peaceful setting surrounded by established gardens, where sparkling water views, abundant birdlife and the natural beauty of the Basin are ever-present. Expansive entertaining spaces, including a generous upper deck and poolside alfresco, capture the outlook across the water and create an idyllic environment for both relaxation and entertaining.

A standout feature of the property is the carefully considered separation between the owner's residence and guest accommodation. Occupying the lower-level, the owner's quarters are centred around a recently completed designer kitchen featuring stone benchtops, a generous butler's pantry and premium appliances. The spacious master suite enjoys picturesque views across the pool and St Georges Basin and is complemented by a walk-in robe and well-

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FOR SALE
$2,000,000 - $2,200,000

VIEW
Sat 10th Oct @ 11:45AM - 12:15PM

AGENTS

James Lewis
0414 715 668
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Fiona Lewis
0414 343 242
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AGENCY
LJ Hooker Sanctuary Point | Vincentia
(02) 4442 1900

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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appointed ensuite with dual vanity. Two additional bedrooms provide flexibility for family or guests, while high ceilings and generous proportions create a light-filled and welcoming atmosphere throughout. A substantial laundry with extensive built-in storage further enhances everyday practicality.

Complementing the owner's residence is the thoughtfully designed guest quarters, delivering comfort, privacy and an exceptional visitor experience. Four generously proportioned guest suites each feature soundproofing, air conditioning, built-in robes and private ensuites. Three suites are further enhanced by luxurious spa ensuites, while a fourth has been configured as an accessible room, catering to guests with mobility requirements and broadening the property's appeal to a wider market.

Guests are welcomed into a spacious communal living and dining area, complete with a well-appointed kitchen, gas log fireplace and air conditioning. This inviting space flows seamlessly onto a large entertaining deck overlooking the swimming pool and capturing filtered views across St Georges Basin through the surrounding trees. Thoughtfully designed to provide privacy for both owners and visitors, this accommodation wing offers an established and highly appealing guest experience.

Meticulously maintained and beautifully presented, the property also features a double garage, dedicated guest parking and an impressive 18kW solar system. Just moments from the front door, the Basin foreshore walking path winds for kilometres along the water's edge, where you can enjoy swimming, kayaking, boating, fishing and the relaxed coastal lifestyle for which the region is renowned.

'The Edgewater' offers a seamless combination of waterfront living, established income and lifestyle flexibility. With its prime foreshore position, quality improvements and enduring appeal to guests from the local region, throughout Australia and abroad, it presents an exceptional opportunity to secure a landmark South Coast property with an established accomodation reputation.

To arrange an inspection call James Lewis: 0414 715 668 or Kate Tucciarone: 0494 187 031.

MORE DETAILS

Property ID	TUYFAT
Property Type	House
Land Area	992 m2
Including	Toilets (6)

James Lewis 0414 715 668
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Fiona Lewis 0414 343 242
Director | Licensed Real Estate Agent | fiona.lewis@ljhooker.com.au

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144 GREVILLE AVENUE, SANCTUARY POINT

RESIDENCE AREA : 486m² (APPROX INTERNAL AREA + GARAGE + DECK)

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.

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Cue. CREATIVE

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