195 Walmer Avenue, Sanctuary Point

Waterfront Reserve Position. Practical Design. Exceptional Lifestyle.

Positioned on an impressive 1,322sqm waterfront reserve parcel, this exceptional residence offers an enviable South Coast lifestyle complete with direct access to the waters of St Georges Basin and the surrounding foreshore.

Built by GJ Gardner Homes just five years ago, the home has been thoughtfully designed to embrace its elevated position. All living areas and accommodation are located on the upper level, while the lower level offers extensive garaging and storage with a remote-controlled door. This practical design makes the most of the gently sloping block, leading to a level backyard and easy access to the water's edge.

The beautifully appointed kitchen serves as the centrepiece of the home, featuring 40mm stone benchtops, a 900mm Smeg oven and cooktop, and a generous walk-in butler's pantry. Wide-plank French oak timber flooring and plantation shutters feature throughout, adding warmth and timeless appeal.

4 2 3

FOR SALE
$2,200,000 - $2,400,000

VIEW
By Appointment

AGENTS

James Lewis
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Kate Tucciarone
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AGENCY

LJ Hooker Sanctuary Point | Vincentia
(02) 4442 1900

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.

Designed for both everyday living and effortless entertaining, the open-plan living and dining area flows seamlessly from the kitchen onto the covered, tiled verandah. Enjoying a peaceful outlook across the reserve to the waters of St Georges Basin, this inviting outdoor space is the perfect place to relax or entertain. A separate media room provides a dedicated retreat for quieter evenings at home.

Accommodation comprises four generous bedrooms, with the master suite offering a walk-in robe, private ensuite and direct access to the rear verandah. The remaining three bedrooms all include built-in robes, while the main bathroom features floor-to-ceiling tiles, a stone-top vanity and soaking tub, complemented by a separate powder room and additional toilet in the laundry for added convenience.

Outside, a concrete driveway provides excellent side access to the rear yard, with ample space for cars, boats, caravans and trailers. The fenced backyard is complemented by established gardens and fruit trees, and offers a wonderful place to gather around the fire pit and enjoy the peaceful surrounds.

Further highlights include 9-foot ceilings, ducted air conditioning, excellent natural light and airflow, a comprehensive security system, plus solar panels with battery storage, and solar hot water for outstanding energy efficiency.

Adding to the appeal is direct access to the St Georges Basin foreshore walk, stretching for kilometres along the water's edge-perfect for walking, cycling, keeping active or simply enjoying the natural beauty of this sought-after location.

A rare offering combining generous land, modern comfort and an exceptional waterfront reserve setting, this home presents an outstanding opportunity to secure an idyllic South Coast lifestyle.

For further information or to arrange an inspection, contact James Lewis on 0414715668 or Kate Tucciarone on 0494187031.

MORE DETAILS

Property ID	TVCFAT
Property Type	House
Land Area	1322 m2
Including	Toilets (4)

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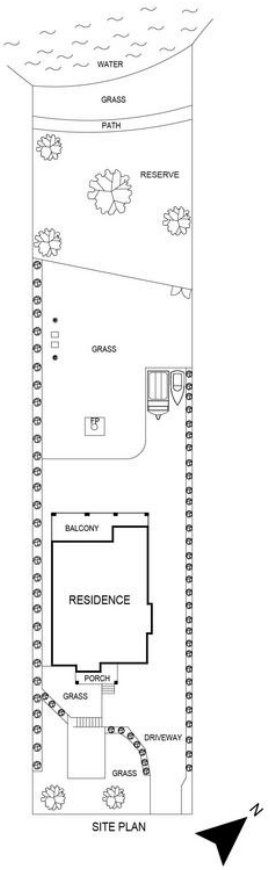

195 WALMER AVENUE, SANCTUARY POINT

RESIDENCE AREA : 400m² (APPROX INTERNAL AREA + GARAGE + BALCONY + PORCH + ALFRESCO)

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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