



204 Greville Avenue, Sanctuary Point

## Waterfront reserve with plenty of character

Perched on an elevated 594m<sup>2</sup> waterfront reserve block, this charming cottage offers breathtaking water and bushland views, creating a serene retreat in a truly special location. The expansive decking area is the perfect place to unwind, entertain, and take in the peaceful natural surroundings.

Inside, the open-plan kitchen, dining, and living area are all designed to capture the stunning outlook, with large sliding doors leading out to the deck. A split-system air conditioner ensures comfort year-round, while the exposed beams and freshly painted interiors add to the home's warmth and character. The cleverly designed kitchen maximizes both space and views, featuring timber floors, solid timber benchtops, an electric oven and cooktop, and a dishwasher.

Two carpeted bedrooms provide cozy accommodation, with the main bedroom boasting large windows that frame the beautiful water views. The modern updated bathroom and internal laundry add convenience, while side access leads down to a garden shed and a spacious grassed area, offering additional storage and outdoor space. There is also plenty of space for off street parking.

Perfectly positioned above the waterfront, this home is just a short walk to Palm Beach Reserve and only a quick drive to the world-famous beaches of Jervis Bay. A rare opportunity to secure a

2 1 0

**FOR SALE**  
\$890,000

### 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

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Interested parties must rely solely on their own enquiries.

LJ Hooker

peaceful coastal lifestyle in a location that feels like a permanent holiday.  
Contact James Lewis on 0414 715 668 or Kate Tucciarone on 0494 187 031 to arrange an inspection.

## MORE DETAILS

Property ID	TDWFAT
Property Type	House
Land Area	594 m2
Including	Toilets (1)

### Kate Tucciarone

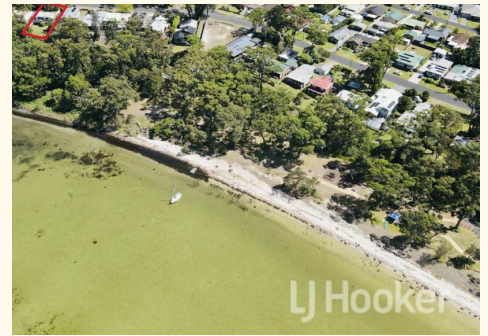
Sales Associate | [kate.tucciarone@ljhooker.com.au](mailto:kate.tucciarone@ljhooker.com.au)

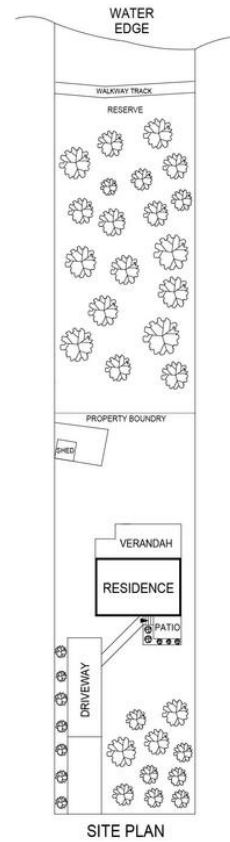
**James Lewis 0414 715 668**

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

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

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**204 GREVILLE AVENUE, SANCTUARY POINT**  
**RESIDENCE AREA : 110m<sup>2</sup> (APPROX INTERNAL AREA + VERANDAH + PATIO + SHED)**

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.

