

## Sanctuary Point, 233A Walmer Avenue

### Stylish Coastal Sanctuary

Discover your dream home in this stunning, modern residence, thoughtfully designed with contemporary living in mind.

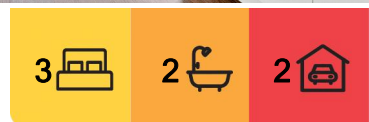
This light-filled, near new home features high ceilings and is adorned in neutral tones, complemented by the warmth of timber flooring, allowing for your personal style to take the spotlight.

The north facing open plan living offers a seamless flow from the impressive kitchen and living areas out to the partially covered merbau timber deck, perfect for entertaining or relaxing. When it's time to unwind inside, you will enjoy movie nights in the separate media room.... A room which could easily be transformed in to a fourth bedroom!

This wonderful home features a master suite with a walk-in robe and a luxurious ensuite for your convenience. The light-filled bathroom, complete with a freestanding bath, provides a



**Disclaimer:** 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.



**For Sale**  
\$1,100,000

**View**  
[ljhooker.com.au/T8JFAT](http://ljhooker.com.au/T8JFAT)

**Contact**  
**James Lewis**  
0414 715 668  
[james.lewis@ljhooker.com.au](mailto:james.lewis@ljhooker.com.au)  
**Kate Tucciarone**  
[kate.tucciarone@ljhooker.com.au](mailto:kate.tucciarone@ljhooker.com.au)

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

serene retreat for rejuvenation.

Offering a double garage and set on a lovely level fenced block, this property offers a safe and tranquil outdoor space.

Public access to the water and Great Basin walk is just a stone's throw away - this home provides the perfect balance of luxury and nature. Contact James Lewis: 0414 715 668 to schedule your viewing!

Please note some images have been digitally styled.

## More About this Property

|                      |        |
|----------------------|--------|
| <b>Property ID</b>   | T8JFAT |
| <b>Property Type</b> | House  |
| <b>Land Area</b>     | 500 m2 |

### James Lewis 0414 715 668

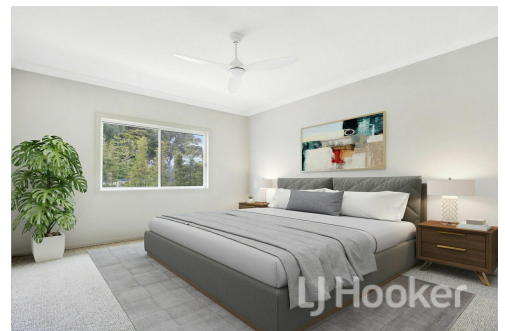
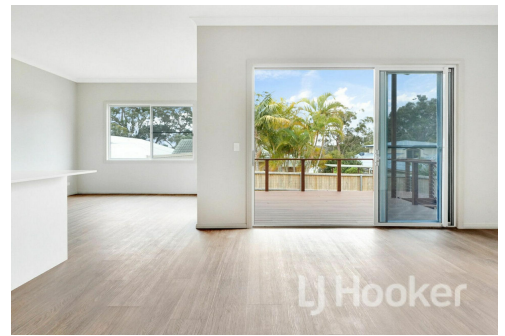
Principal | Auctioneer | james.lewis@ljhooker.com.au

### Kate Tucciarone

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

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

1/10 Paradise Beach, Rd, SANCTUARY POINT NSW 2540  
sanctuarypoint.ljhooker.com.au | sales.spv@ljhooker.com.au



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**233A WALMER AVENUE, SANCTUARY POINT**

RESIDENCE AREA : 248m<sup>2</sup> (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.



**Cue.**  
CREATIVE



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