



25 Walmer Avenue, Sanctuary Point

Wake Up to Water Views!




Wake up to water views and embrace the ultimate coastal lifestyle in this stunning waterfront reserve property. With St Georges Basin and peaceful reserve land as your extended backyard, this home offers the perfect balance of space, serenity, and style.

The versatile floorplan features four spacious bedrooms —three with built-in robes —along with a convenient three-way bathroom, plus a second shower and toilet off the laundry. This is a home designed for comfortable, easy living in an unbeatable location.

The well-appointed kitchen sits at the heart of the home, seamlessly connecting to the open-plan living and dining areas—all perfectly positioned to soak up stunning water views. Whether you're preparing meals, relaxing indoors, or entertaining guests on the partially covered rear deck, this home provides the perfect setting for enjoyment and relaxation.

Stay comfortable year-round with air-conditioning, and enjoy peace of mind with a double garage offering secure parking and ample storage. Energy efficiency and sustainability are built in, with solar power and a solar hot water system helping to reduce your environmental impact and energy costs.

Immerse yourself in nature with scenic shoreline walking paths just steps away. Paddle out on the water, cast a line, or simply take in the calm surroundings—this is a lifestyle that invites you to slow down and breathe it all in.

4  2  2 

FOR SALE

\$1,390,000 - \$1,450,000

AGENTS

James Lewis
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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.



In a highly sought-after location, this home offers the perfect balance of comfort and tranquility. Whether you're searching for a family retreat, a holiday haven, or your forever home by the water, this is an opportunity to embrace!

Call us today to find out more and arrange your inspection!

MORE DETAILS

Property ID	TN5FAT
Property Type	House
Land Area	632 m2

James Lewis 0414 715 668

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

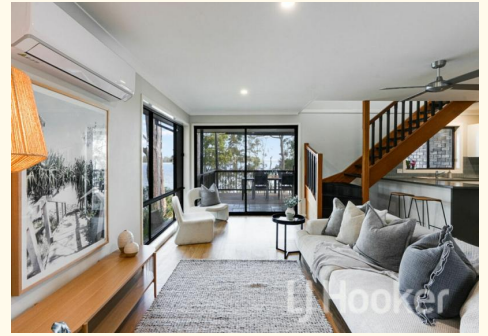
Fiona Lewis 0414 343 242

Director | Licensed Real Estate Agent | fiona.lewis@ljhooker.com.au

LJ Hooker Sanctuary Point | Vincentia (02) 4442 1900

1/10 Paradise Beach, Rd, SANCTUARY POINT NSW 2540

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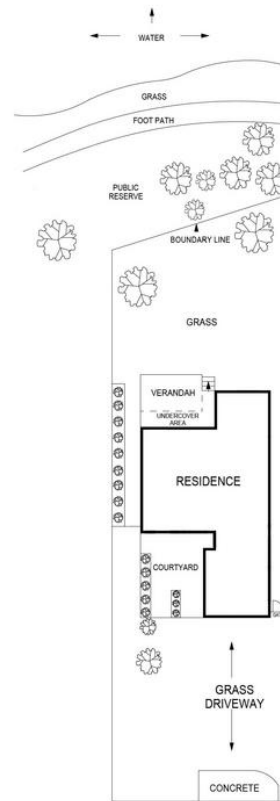
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GROUND FLOOR



FIRST FLOOR



SITE PLAN

25 WALMER AVENUE, SANCTUARY POINT

RESIDENCE AREA : 257m² (APPROX INTERNAL AREA + GARAGE + COURTYARD + VERANDAH)

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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