



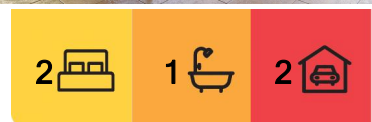
Sanctuary Point, 27 Walmer Avenue

Waterfront reserve with spectacular views

Experience waterfront living at its finest with this stunning waterfront reserve property offering picturesque views over St Georges Basin. This beautifully presented home features two bedrooms on the ground level, each with built-in robes, and a newly renovated modern family bathroom. The near-new modern kitchen is equipped with an electric cooktop, oven, and dishwasher, perfect for entertaining.

The open-plan living and dining area is a true highlight, boasting an extra-high raked timber ceiling and centered around a cozy wood-burning fireplace. Large windows frame breathtaking views of the water and surrounding trees. A staircase leads up to a spacious, newly carpeted mezzanine loft, currently arranged with three queen beds and a sitting area, providing plenty of additional accommodation or versatile space.

The outdoor space is truly spectacular. Sliding doors lead out to a covered verandah and a level, grassed yard that offers the perfect spot to unwind and take in the tranquility that the



For Sale
\$1,290,000 - \$1,380,000

View
ljhooker.com.au/T8RFAT

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(02) 4443 9666

water views offer. An undercover BBQ area is perfect for outdoor entertaining, with ample storage for kayaks, bikes, or other watercraft. The property offers direct access to the waterfront reserve via stairs and a driveway. The property also includes an oversized double garage with a workshop bench and storage area, as well as an internal laundry with a second toilet.

Move-in ready, this home is ideal for immediate enjoyment or presents a fantastic opportunity to further capitalize on its potential in a highly sought-after location. To arrange an inspection, contact James Lewis on 0414 715 668.

More About this Property

Property ID	T8RFAT
Property Type	House
Land Area	562 m2

Kate Tucciarone

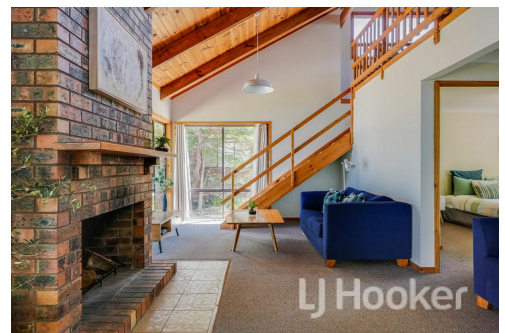
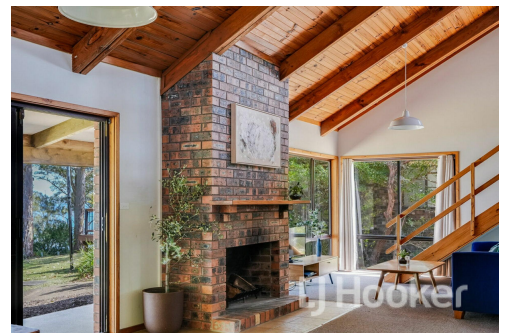
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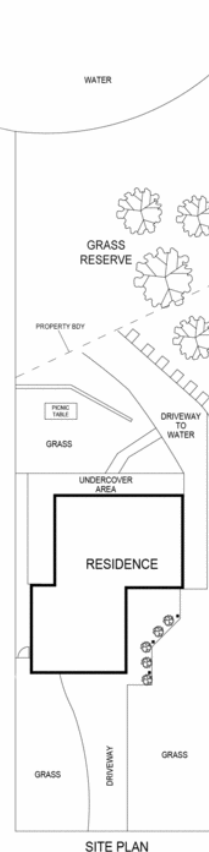
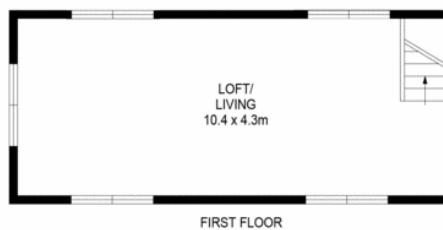
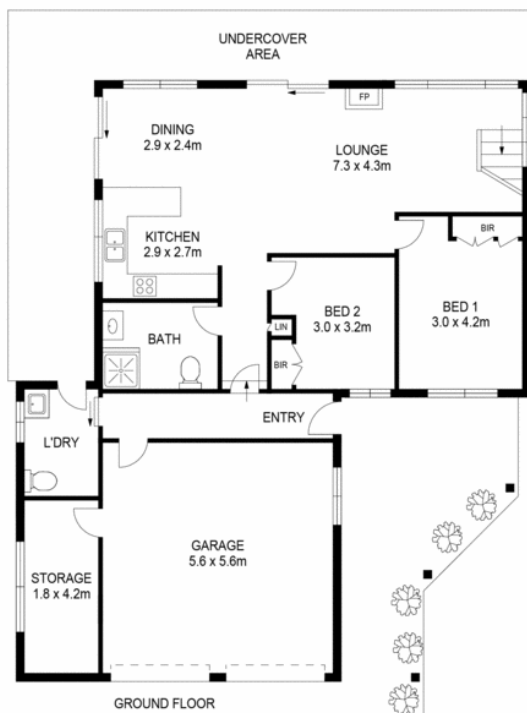
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27 WALMER AVENUE, SANCTUARY POINT

RESIDENCE AREA : 212m² (APPROX INTERNAL AREA + GARAGE + UNDERCOVER AREA)

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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