



30 Tahnee Street, Sanctuary Point

4 2 2

## An Exceptional Residence Offering Quality, Comfort and Sophistication

**FOR SALE**  
\$1,100,000 - \$1,200,000

**VIEW**  
By Appointment

**AGENTS**  
Kate Tucciarone  
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James Lewis  
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**AGENCY**  
LJ Hooker Sanctuary Point | Vincentia  
(02) 4442 1900

Architecturally crafted by Eden Brae Homes and positioned within a prestigious address, this exceptional residence makes an immediate statement of elegance and refinement. Set proudly on a sought-after corner block, the home boasts outstanding street appeal, immaculate presentation and a timeless design that reflects meticulous care and attention to detail. Presenting as new, it offers a refined lifestyle where quality, comfort and sophistication come together seamlessly.

Upon entry, soaring ceilings, plantation shutters and premium finishes set the tone for the level of craftsmanship throughout. The master suite is a luxurious sanctuary, privately positioned behind double doors and featuring his and hers wardrobes, a dedicated study nook and a beautifully appointed ensuite complete with underfloor heating, marble feature tiling and a double vanity. Three additional bedrooms, all with built-in robes and lovely outlooks, are serviced by a stylish main bathroom featuring a deep soaking tub and the convenience of a separate toilet with hand basin.

Designed to both impress and entertain, the expansive open-plan

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LJ Hooker

living, dining and kitchen forms the heart of the home, flowing effortlessly to the outdoor entertaining area. The kitchen is a statement in both form and function, showcasing shaker-style cabinetry, stone benchtops, a 900mm Smeg oven and cooktop, dishwasher, a generous island bench and a walk-in butler's pantry with space for a wine fridge. A formal lounge with a striking central fireplace provides an intimate retreat, while ducted air conditioning ensures year-round comfort throughout.

Outdoors, the covered alfresco area captures elevated views, framed by manicured lawns and established vegetable gardens. Prestige meets practicality with a double garage, along with additional parking and a storage shed secured behind the double gates, plus a further dedicated driveway and parking space ideal for a caravan or boat. A water tank and solar system complete this thoughtfully curated offering.

Combining exceptional street appeal, superior finishes and an enviable location, this wonderful residence represents a rare opportunity to secure a truly elegant family home of enduring quality.

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

## MORE DETAILS

Property ID	TQWFAT
Property Type	House
Land Area	703 m2

### **Kate Tucciarone 0494 187 031**

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### **LJ Hooker Sanctuary Point | Vincentia (02) 4442 1900**

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30 Tahnee Street  
**SANCTUARY POINT**



GROSS FLOOR SPACE  
236 M2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

