



34 Kirkham Way, Sanctuary Point

Perfectly Positioned - Corner Block Moments From the Waterfront

Positioned in a peaceful, sought-after street just moments from the sparkling waters of St Georges Basin, this well-maintained four-bedroom brick residence offers a relaxed coastal lifestyle with space, comfort, and convenience.

Set on a desirable corner block with side access, the home is light-filled throughout and thoughtfully designed with multiple living and dining areas to suit families of all sizes. The central kitchen features a breakfast bar, dishwasher, and a pleasant outlook over the backyard, seamlessly connecting to the undercover entertaining area via sliding doors-perfect for year-round gatherings.

The generous main suite is complete with a walk-in robe and private ensuite, while three additional bedrooms all include built-in robes, with two also offering ceiling fans for added comfort.

Outside, the property continues to impress with a great-sized yard, garden shed, and solar panels for energy efficiency. Car accommodation is well catered for with a double garage plus a carport

4 2 2

FOR SALE
\$850,000 - \$895,000

AGENTS

James Lewis
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Kate Tucciarone
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AGENCY

LJ Hooker Sanctuary Point | Vincentia
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Interested parties must rely solely on their own enquiries.



and side access, providing additional secure off-street parking for vehicles, boats, or caravans.

Ideally located within a short stroll to the waterfront, local club, schools, shops, and public transport, this inviting home presents the perfect opportunity to move straight in and enjoy the laid-back lifestyle on offer.

To arrange an inspection, contact James Lewis on 0414715668 or Kate Tucciarone on 0494187031.

MORE DETAILS

Property ID	TSHFAT
Property Type	House
Land Area	732 m2

James Lewis 0414 715 668

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

Kate Tucciarone

Licensed Real Estate Agent | kate.tucciarone@ljhooker.com.au

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34 KIRKHAM WAY, SANCTUARY POINT

RESIDENCE AREA : 173m² (APPROX INTERNAL AREA + GARAGE + ALFRESCO + CARPORT + 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.



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CREATIVE

