



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

**VIEW**  
Sat 11th Apr @ 11:15AM - 11:45AM

**AGENTS**  
James Lewis  
0414 715 668  
james.lewis@ljhooker.com.au

Kate Tucciarone  
0494 187 031  
kate.tucciarone@ljhooker.com.au

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

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

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](mailto:james.lewis@ljhooker.com.au)

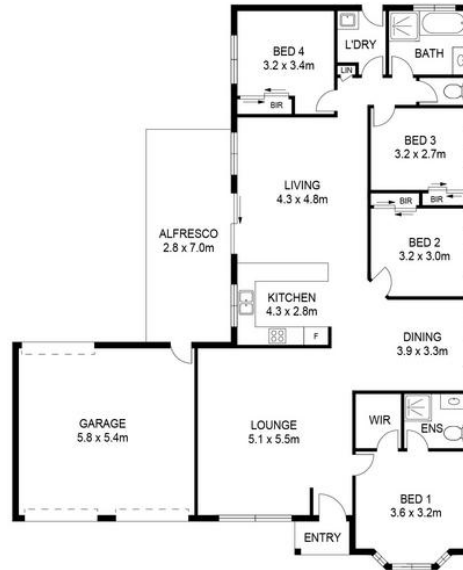
### Kate Tucciarone 0494 187 031

Licensed Real Estate Agent | [kate.tucciarone@ljhooker.com.au](mailto:kate.tucciarone@ljhooker.com.au)

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### 34 KIRKHAM WAY, SANCTUARY POINT

RESIDENCE AREA : 173m<sup>2</sup> (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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