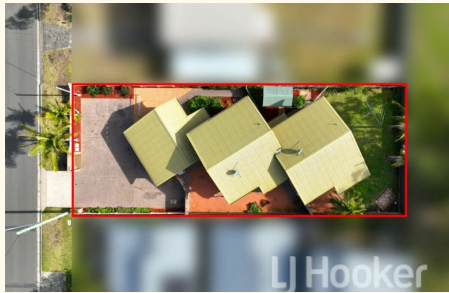


37 Paradise Beach Rd

Sold



37 Paradise Beach Road, Sanctuary Point

Rare dual-income opportunity — two 3-bedroom residences on one title, steps from shops, waterfront, and golf course

This exceptional dual occupancy property offers the rare opportunity to secure a great income stream, featuring two spacious three-bedroom residences on one title, set on an approximately 604m² block. Perfectly positioned within walking distance to shops, public transport, the library, and the waterfront, the property is designed for both practicality and long-term value, with exposed double brick downstairs, a concrete suspended slab, and single brick construction upstairs with painted gyprock walls. Each residence has separate water and electricity meters, phone lines, hot water systems, and access to visitor parking.

Unit 1 welcomes you through a tiled entry with a double storage cupboard, flowing into a carpeted lounge with split system air conditioning and a gas heating point. The adjoining tiled dining area features a breakfast servery from the kitchen, creating a light and bright space that opens onto a private outdoor courtyard. The kitchen, updated just five years ago, includes a 600mm upright oven, while the

6 2 2

FOR SALE
\$980,000 - \$1,030,000

AGENTS

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AGENCY

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

LJ Hooker

laundry off the kitchen offers a second toilet. Upstairs, all three carpeted bedrooms include built-in robes, with the third bedroom opening to a balcony. The level also features a linen cupboard, an updated bathroom, and a separate toilet. Parking is provided by a single garage with an electric roller door.

Unit 2 offers a similar layout with a tiled entry and double storage cupboard leading into a carpeted lounge. The tiled dining area has split system air conditioning and a breakfast servery from the kitchen, which was also updated five years ago with a 600mm upright oven. The space opens to a private courtyard and a large backyard with scenic views over the golf course. The laundry off the kitchen includes a second toilet. Upstairs, all three carpeted bedrooms have built-in robes, with the third featuring a balcony, along with a linen cupboard, updated bathroom, and separate toilet. This unit also has a single garage with an electric roller door and an outdoor undercover seating area near the entrance.

Offering strong rental appeal in a prime location, this solidly built property presents a unique chance to invest in a quality dual-income asset while enjoying the benefits of a sought-after setting. To book your inspection, call James Lewis on 0414715668 or Kate Tucciarone on 0494187031.

MORE DETAILS

Property ID	TK5FAT
Property Type	House
Land Area	604 m2
Including	Toilets (4)

James Lewis 0414 715 668

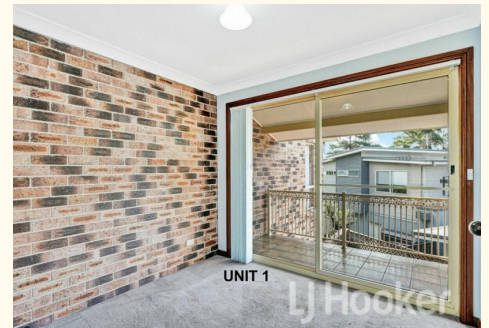
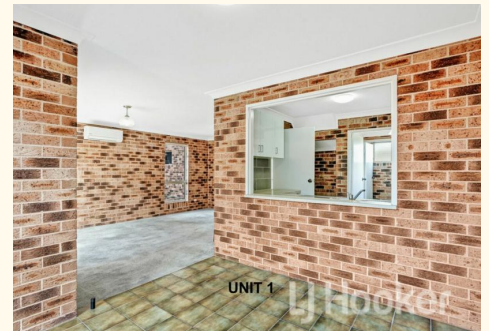
Principal | Auctioneer | james.lewis@ljhooker.com.au

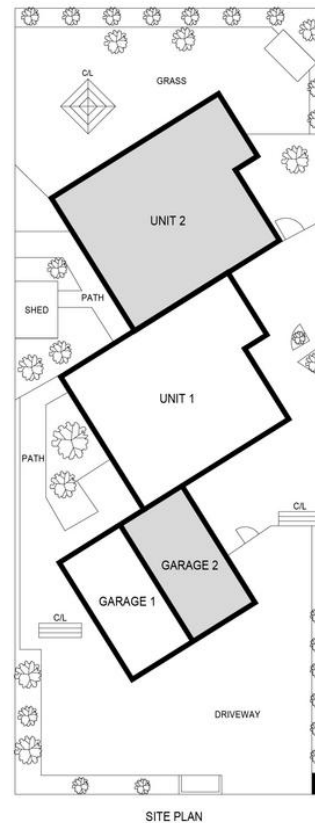
Kate Tucciarone

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37 PARADISE BEACH ROAD, SANCTUARY POINT

RESIDENCE AREA : 234m² (APPROX INTERNAL AREA + GARAGE + BALCONY)

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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