



42 Greville Ave






42 Greville Avenue, Sanctuary Point

## Waterfront Reserve Home with 2 Bedroom Studio and Boat Shed

Positioned in a tightly held waterfront reserve setting overlooking the pristine waters of St Georges Basin, this exceptional five-bedroom residence presents a rare opportunity to secure a lifestyle property of remarkable versatility and appeal. One of only a handful of homes to offer a private boat shed with direct water access, this is a truly unique offering is an absolute rarity.

The home has been thoughtfully designed to accommodate a range of living arrangements, including a fully self-contained two-bedroom studio featuring a modern kitchen, bathroom, open-plan living and dining area, split system air conditioning and direct access to a private courtyard. The main residence offers two bedrooms on the ground floor, both with built-in robes, a luxury bathroom - tiled from floor to ceiling and with a large corner bath, along with a flexible loft-style retreat complete with bedroom and toilet, ideal as a private guest space, home office or parents' retreat. An internal laundry with an additional toilet adds further functionality.

At the rear of the home, the living spaces are perfectly positioned to capture cooling breezes and offer uninterrupted views of the clear waters of St Georges Basin below. Multiple windows and sliding doors

5  2  3 

**FOR SALE**  
\$1,450,000 - \$1,550,000

**VIEW**  
By Appointment

**AGENTS**  
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**AGENCY**  
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 **LJ Hooker**

enhance the connection to the outdoors, while the spacious kitchen enjoys water views and features a walk-in pantry, breakfast bench, oven and gas cooktop, flowing to a formal dining area and multiple living zones. These areas open to a sunny courtyard, an enclosed sunroom with BBQ and entertaining space, and a grassed backyard with outdoor dining, creating an ideal setting for relaxed coastal living.

A private boardwalk leads directly to your own boat shed, complete with water, power and a boat winch. From here, you can step straight onto the white sandy beach or launch into the Basin for swimming, paddle boarding, fishing or boating at a moment's notice.

Additional features include a solar system, single car garage with storage loft, garden shed and ample off-street parking. Offering an unrivalled waterfront lifestyle with direct water access and a private boat shed, this is a rare and tightly held opportunity in one of the area's most exclusive locations.

Contact Kate Tucciarone on 0494187031 or James Lewis on 0414715668 for further information or to arrange a private inspection.

## MORE DETAILS

Property ID	TQBFAT
Property Type	House
Land Area	708 m2

### Kate Tucciarone

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

**James Lewis 0414 715 668**

Principal | Auctioneer | [james.lewis@ljhooker.com.au](mailto:james.lewis@ljhooker.com.au)

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

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## 42 GREVILLE AVENUE, SANCTUARY POINT

RESIDENCE AREA : 342m<sup>2</sup> (APPROX INTERNAL AREA + GARAGE + PORCH + ALFRESCO + BOATSHED + LOFT)

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