



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

Sat 18th Apr @ 10:15AM - 10:45AM

AGENTS

Kate Tucciarone

0494 187 031

kate.tucciarone@ljhooker.com.au

James Lewis

0414 715 668

james.lewis@ljhooker.com.au

AGENCY

LJ Hooker Sanctuary Point | Vincentia

(02) 4442 1900

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 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 0494 187 031

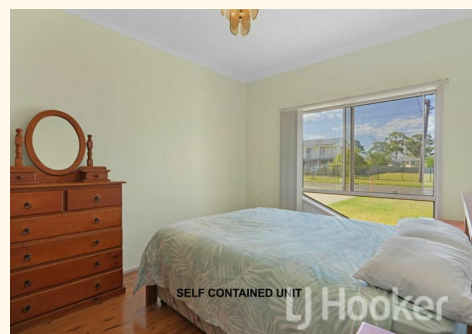
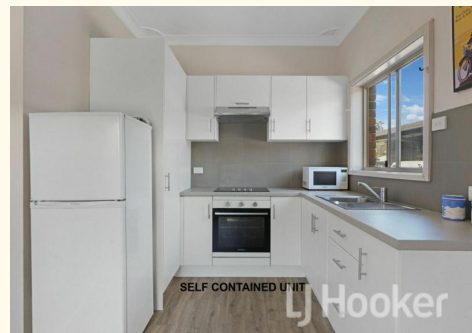
Licensed Real Estate Agent | kate.tucciarone@ljhooker.com.au

James Lewis 0414 715 668

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

LJ Hooker Sanctuary Point | Vincentia (02) 4442 1900

1/10 Paradise Beach, Rd, SANCTUARY POINT NSW 2540
sanctuarypoint.ljhooker.com.au | sales.spv@ljhooker.com.au





42 GREVILLE AVENUE, SANCTUARY POINT

RESIDENCE AREA : 342m² (APPROX INTERNAL AREA + GARAGE + PORCH + ALFRESCO + BOATSHED + LOFT)

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.

