



45 Leumeah Street, Sanctuary Point

Ideal First Home or Investment Opportunity

This refreshed home offers a practical layout with updated touches throughout. The open-plan living, dining, and kitchen area feature fresh paint and updated flooring, creating a clean and functional space.

The two bedrooms include updated carpet, with the master featuring a built-in robe. The centrally located bathroom provides both a shower and bath for convenience.

From the kitchen, step out onto a large undercover deck overlooking a fully fenced backyard, perfect for relaxed living and outdoor enjoyment. Additional features include a garage with laundry, separate toilet, storage space, parking for two cars, and a generous front yard.

Ideally positioned close to the shores of St Georges Basin, as well as local parks, shops, and schools, this home delivers comfort and a great lifestyle opportunity.

To find out more, call James Lewis on 0414 715 668 or Kate

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FOR SALE
\$630,000 - \$649,000

AGENTS

James Lewis
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james.lewis@ljhooker.com.au

Kate Tucciarone
0494 187 031
kate.tucciarone@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**

Tucciarone : 0494 187 031.

- Please note some images have been digitally staged*

MORE DETAILS

Property ID	TP2FAT
Property Type	House
Land Area	765 m2
Including	Toilets (2)

James Lewis 0414 715 668

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

Kate Tucciarone 0494 187 031

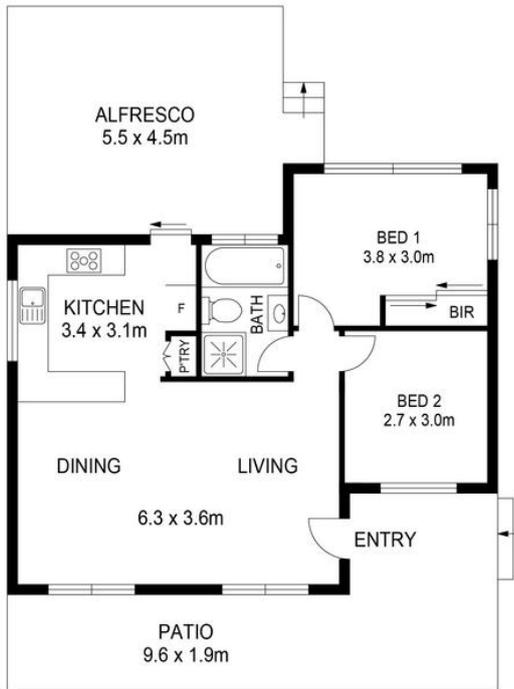
Licensed Real Estate Agent | kate.tucciarone@ljhooker.com.au

LJ Hooker Sanctuary Point | Vincentia (02) 4442 1900

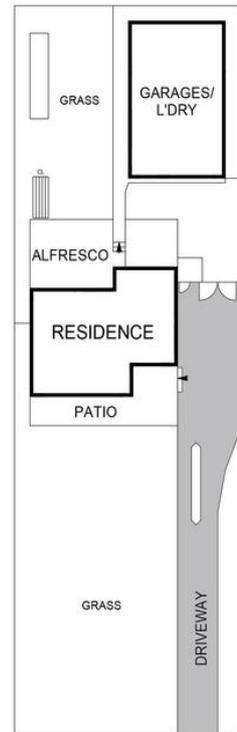
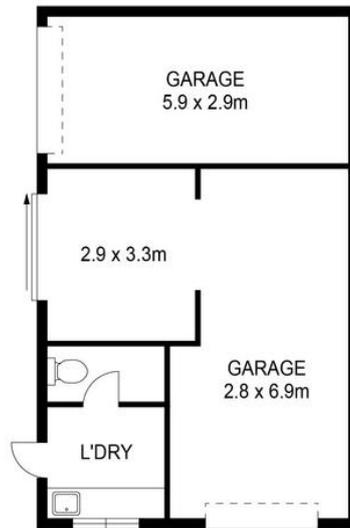
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HOUSE



SITE PLAN

45 LEUMEAH STREET, SANCTUARY POINT

RESIDENCE AREA : 173m² (APPROX INTERNAL AREA + GARAGES + PATIO + ALFRESCO)

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.

