



49 Edmund Street, Sanctuary Point

## The Perfect Coastal Cottage




Proudly presented by James Lewis and Kate Tucciarone of LJ Hooker Sanctuary Point | Vincentia.

Set in a highly desirable location just moments from Palm Beach and the local boat ramp, this beautifully presented home enjoys a light-filled coastal feel, combining comfort, convenience, and charm throughout.

Inside, the home features three bedrooms, with the main bedroom complete with a built-in robe and ceiling fan. The welcoming living room opens directly onto the front verandah, creating the perfect spot to relax and enjoy the coastal breeze.

The combined kitchen and dining area is warm and inviting, highlighted by polished pine floorboards and a modern kitchen fitted with quality cabinetry and electric appliances. A well-appointed bathroom is complemented by a laundry with the convenience of a second toilet.

Set on a secure fenced block, the property offers an abundance of outdoor space with excellent side access through double gates, providing secure parking for multiple vehicles, boats, or trailers. Additional improvements include a carport, single lock-up garage,

3  1  2 

**FOR SALE**  
\$730,000 - \$775,000

**VIEW**  
Sat 9th May @ 11:45AM - 12:15PM

**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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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

undercover entertaining areas, garden shed, and even a chook shed for those seeking a relaxed lifestyle with a touch of self-sufficiency.

Offering a fantastic combination of location, presentation, and practicality, this is a wonderful opportunity to secure your own slice of the South Coast lifestyle.

To arrange an inspection, or for further information call James Lewis on 0414715668 or Kate Tucciarone on 0494187031.

## MORE DETAILS

Property ID	TTMFAT
Property Type	House
Land Area	696 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)

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

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SITE PLAN  
(NOT TO SCALE)

### 49 EDMUND STREET, SANCTUARY POINT

RESIDENCE AREA : 218m<sup>2</sup> (APPROX INTERNAL AREA + GARAGE + CARPORT + VERANDAH + SHED + ENTERTAINING AREA)

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.

