



3A Patrina Circuit, St Georges Basin

Brand New Single Level Duplex Close to the Waterfront

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

Currently under construction and expected to be completed in mid November 2026, this brand new four-bedroom duplex offers a fantastic opportunity to enjoy low-maintenance living in a convenient St Georges Basin location.

Set just 250 metres from the waterfront and only 700 metres from the local shopping village, the home has been thoughtfully designed with a practical single-level layout, making it ideal for families, down-sizers, first home buyers or investors.

The main bedroom includes a walk-in robe and private ensuite, while the remaining three bedrooms all feature built-in wardrobes and are serviced by a modern family bathroom with a separate toilet.

At the centre of the home, the open plan kitchen, living and dining area creates a welcoming space for everyday living and entertaining. The kitchen features stone benchtops, quality electric appliances and a dishwasher, with the living area opening onto a covered, tiled

4 2 1

FOR SALE
\$800,000 - \$830,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.



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Additional features include split system air conditioning, downlights throughout, gas hot water and a single garage with panel lift door. As a complete turn-key home, everything will be ready for you to simply move in once construction is complete.

Whether you're looking for a new place to call home or an investment in a growing South Coast community, this quality duplex offers modern living just moments from the water, shops and local conveniences.

For further information, call Kate Tucciarone on 0494187031 or James Lewis on 0414715668.

Note- Boundary on image is approximate

MORE DETAILS

Property ID	TVVFAT
Property Type	DuplexSemi-detached

Kate Tucciarone

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