







St Georges Basin

A Private Coastal Oasis with Exceptional Versatility

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

Lovingly renovated inside and out, this exceptional property offers a rare combination of space, quality, privacy and income potential. Set on an impressive 2,088m² parcel opposite the waterfront, the property is surrounded by lush, professionally landscaped grounds creating a private and peaceful setting.

Designed for effortless single-level living, the property comprises a substantial main residence together with a fully self-contained, council-approved one-bedroom studio. Completely separate from the main home, the studio has its own private entry and parking and is double insulated and soundproofed, making it ideal for additional income, extended family or guests.

The studio features indoor and outdoor living, a kitchen with quality custom cabinetry, electric appliances and dishwasher, plus a combined bathroom and laundry, underfloor heating, split-system air conditioning and ceiling fan. High ceilings with exposed beams add to the sense of space.

5 3 1

FOR SALE
OFFERS INVITED

VIEW
By Appointment

AGENTS

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AGENCY

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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

The main residence showcases Italian ceramic herringbone flooring flowing through the open-plan living spaces, with multiple French doors and windows overlooking the landscaped grounds. The central kitchen features stone benchtops, a 900mm Belling cooker, dishwasher, two integrated refrigerators and a servery window opening to the outdoor entertaining area. Generous living and dining spaces are complemented by commercial air conditioning, fireplaces, ceiling fans and louvre windows.

The main bedroom includes a walk-in robe, ensuite with underfloor heating and direct courtyard access. Additional bedrooms feature built-in robes and ceiling fans, with a renovated three-way bathroom with underfloor heating servicing the home. A dedicated study with extensive storage, underfloor heating and water glimpses provides an ideal work-from-home space.

The outdoor entertaining area is a standout, with a vast undercover space and outdoor kitchen featuring a sink, built-in refrigerator and laundry provisions. The landscaped gardens include a firepit, sunny courtyard and multiple areas to relax, while a drive-through carport, garden sheds and space for a larger shed or swimming pool, STCA, add further appeal.

Positioned in a sought-after St Georges Basin location close to the waterfront and boat ramp, with Hyams Beach and Huskisson just a short drive away, this property offers a coastal lifestyle with the added flexibility of a quality studio for extended family or income producing.

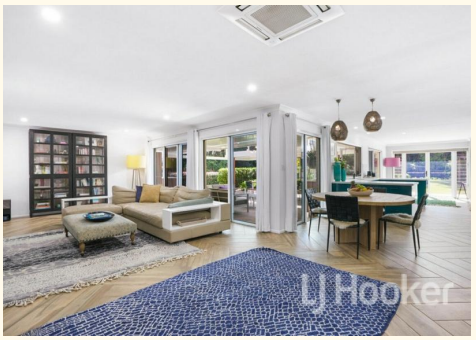
For further information or to arrange a private inspection, call James Lewis on 0414715668 or Kate Tucciarone on 0494187031.

MORE DETAILS

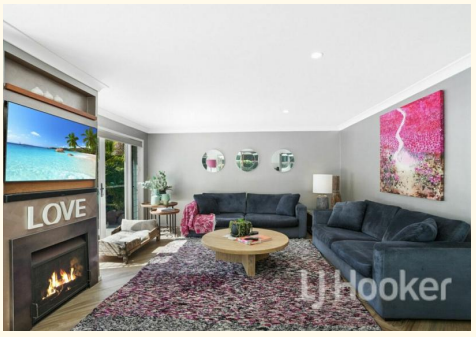
Property ID	TW9FAT
Property Type	House
Land Area	2088 m2











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RESIDENCE AREA : 323m² (APPROX INTERNAL AREA + CARPORT + VERANDAH + 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.

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