



32 Island Point Road, St Georges Basin

## Launch Into Coastal Living - Walk to the Boat Ramp

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

An inviting and well-maintained home offering a relaxed lifestyle in a highly sought-after location. Just a short stroll from the beautiful waters of St Georges Basin and only 350 metres to the local boat ramp with adjoining parkland. Filled with natural light and presented in a clean and tidy condition, the property is surrounded by stunning established gardens that provide year-round colour and a peaceful outlook.

The home features three bedrooms, each complete with built-in wardrobes, while the master enjoys the added benefit of a sliding door opening directly onto the verandah. Multiple living zones create flexibility for families or guests, including a spacious lower-level living area with charming timber panelling, while upstairs offers additional living space with air conditioning and sliding doors leading out to a partially covered verandah.

Designed with entertaining in mind, the home boasts fantastic indoor and expansive outdoor spaces, including an upper verandah

3 2 1

**FOR SALE**  
\$940,000 - \$980,000

**VIEW**  
By Appointment

**AGENTS**  
James Lewis  
0414 715 668  
james.lewis@ljhooker.com.au

**AGENCY**  
LJ Hooker Sanctuary Point | Vincentia  
(02) 4442 1900

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Interested parties must rely solely on their own enquiries.



capturing water views of The Basin, as well as a covered rear deck overlooking the fully fenced backyard-perfect for gatherings or quiet relaxation.

Additional features include a carport with further undercover area ideal for additional entertaining or storage space. Ideally positioned within easy walking distance to the waterfront, local shops and public transport, this property presents an excellent opportunity to enjoy a laid-back coastal lifestyle.

For further information or to arrange an inspection, contact James Lewis on 0414715668 or Kate Tucciarone on 0494187031.

## MORE DETAILS

Property ID	TTVFAT
Property Type	House
Land Area	695 m2

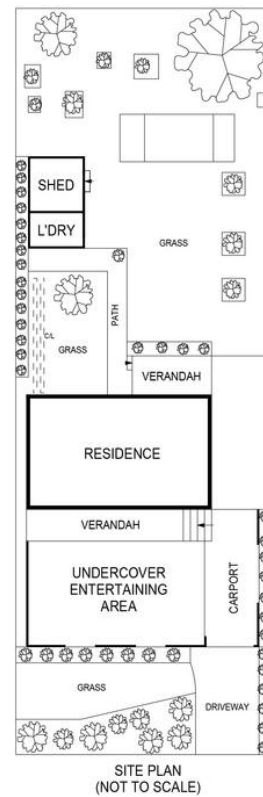
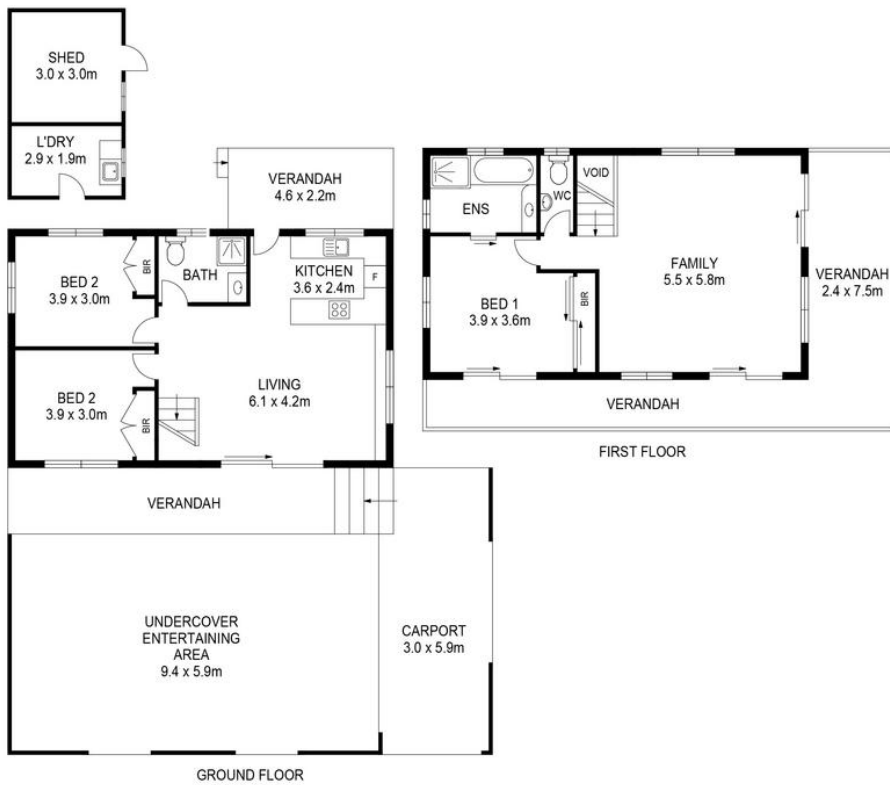
**James Lewis 0414 715 668**

Principal | Auctioneer | [james.lewis@ljhooker.com.au](mailto:james.lewis@ljhooker.com.au)

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

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### 32 ISLAND POINT ROAD, ST GEORGES BASIN

RESIDENCE AREA : 283m<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.



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