

189 Walmer Ave, Sanctuary Point, NSW 2540

House For Sale

Tuesday, 28 November 2023

189 Walmer Ave, Sanctuary Point, NSW 2540

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 1600 m2

Type: House



Jordan Case
0431628324



Michael Parmenter
0412877985

SUBMIT YOUR INTEREST BY JANUARY 16TH!

Introducing an exceptional waterfront property that has been cherished by the same family for 40 years and is now available to the market for the first time in its history. This unique and expansive 4-bedroom, 2-bathroom house is set on an extremely rare 1600sqm waterfront reserve block, perfect for waterfront enthusiasts, families, holiday makers, and investors seeking a remarkable holiday income. The well-loved family home features a huge double garage with a kitchenette and bench space, alongside a carport that doubles as an outdoor entertaining area. The downstairs bedroom is spacious, offering built-in robes, a fan, and plantation shutters. A bathroom, large laundry, and a games room/living space complete with a built-in bar, open fireplace, and a split system A/C, offer ample space and facilities for family and guests. This is sure to impress every entertainer out there as you can just imagine the fun and memories that would be created around the pool table. Upstairs, you will find three generously sized bedrooms, with the master suite boasting built-in robes and sliding doors leading to a deck that offers stunning water views. The bathroom is a 2 way bathroom with a separate toilet and comes directly off the master acting as an ensuite. The updated kitchen offers ample storage, bench space, gas cooktop, double sinks, and a dishwasher. The dining and living areas flow seamlessly onto a huge front deck, capturing breathtaking water views and offering an idyllic spot to sip that drink and watch the sunset. Thanks to the block size and useability you could easily add more sheds, a granny flat or secondary dwelling and even possible subdivision subject to council approval. The property is perfectly positioned, with the Basin Walk right on your doorstep for leisurely bike rides or dog walks. The sandy and shallow water is ideal for prawning, swimming, fishing, paddleboarding, and kayaking, and access to the water is incredibly easy. Located in a highly sought-after waterfront location, the property is just around the corner from shops, the country club, and the golf course. Don't miss this exceptional opportunity to own one of the best pieces of paradise in Sanctuary Point. Property Code: 259