

**2/162 Larmer Avenue, Sanctuary Point, NSW 2540**



**Duplex/Semi-detached For Sale**

Tuesday, 27 February 2024

2/162 Larmer Avenue, Sanctuary Point, NSW 2540

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 429 m2**

**Type:**

**Duplex/Semi-detached**



James Lewis  
0414715668



Tim Houston  
0244439666

## **Price Guide \$650,000**

A wonderful near new home set in the most convenient of locations. A short walk will take you to the local shops, school, golf course, parks, club and to the shores of St Georges Basin and it's scenic delights. This home offers three bedrooms, with the main boasting an ensuite and walk-in robe. The kitchen features stone benches, gas cooktop and dishwasher and opens to the spacious living area. High ceilings throughout also provide an extra sense of space. For year round comfort the property features ducted heating and cooling. The ensuite features a shower, while main bathroom features separate bath and shower. Perfect for outdoor entertaining, you will find a covered alfresco that opens on to the green grassed backyard, fenced for privacy and security. There is a single garage with epoxy flooring, along with the benefit of an allocated car space providing ample off street parking. Complementing the single garage is a storage room off the laundry, along a garden shed, providing plenty of space for your storage needs This is a very comfortable, modern, and low maintenance duplex home that will be snapped up by the astute buyer – so get in quick and call James Lewis today on 0414 715 668.