

# 3 Anderson Avenue, Sandy Point, Vic 3959



## House For Sale

Saturday, 13 April 2024

3 Anderson Avenue, Sandy Point, Vic 3959

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 740 m2**

**Type: House**



Justin Wightman



Paul Anthony  
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**\$1,395,000**

This 12-year-old luxury home is located at the inlet end of the ever-popular Sandy Point. Only 800 metres to the general store and town centre, 400 metres to beach access and 2.1kms to the Inlet. Sandy Point is located in South Gippsland's Prom Coast Region, 191km's from Melbourne CBD. Surrounded by natural beauty including the beaches of Sandy Point, Waratah Bay and Walkerville and the world-renowned Wilsons Promontory National Park only a 50-minute drive. A great spot to holiday or set up your permanent sea/tree change home. The home is architecturally designed and was completed in 2012. Passively designed with a 7.6 star energy rating. Hidden behind natural bush, which is a known home to the local koalas, you get a real sense of space and serenity as you enter the native low maintenance gardens and meander along a walkway towards the front door of the home. The home has polished concrete floors through the main living areas, raked ceilings and large windows allowing plenty of natural light to flow throughout the home. Open plan kitchen, lounge and dining area with solid wood heater to keep you cosy in the cooler months. 2 large sized bedrooms towards the rear of the home, one with a north facing window seat, BIR's and carpet. A bathroom services these two bedrooms with large walk-in shower, vanity and toilet. Towards the front of the home is a third bedroom with BIR's, carpet and large windows a 2nd bathroom with bath, shower & vanity and a separate toilet. A 2nd lounge area or extra-large 4th bedroom sits at the front of the home with window seat looking towards the front garden and natural bush. Internal laundry with benchtop and sink completes the internal features of the home. North facing with a large deck and entertaining area with built in seating and a servery window from the kitchen. An outdoor shower ideal for washing the sand off on return from the beach. High speed NBN connection, 24,000 litre water tank, small storage shed for the bikes, beach toys and tools. Native gardens with various areas to sit and relax and enjoy the birdlife and native animals that often visit. A rare opportunity in Sandy Point to secure a luxury newer build on a flat block and all on a single level. Contact our office to arrange a private inspection.