

**34 Frederick Street, Sanctuary Point, NSW 2540**



**Sold House**

Tuesday, 15 August 2023

34 Frederick Street, Sanctuary Point, NSW 2540

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 765 m2**

**Type: House**



Helena Daniels

0432823266

**\$800,000**

Opportunities with flexibility like this are extremely rare in today's market and this incredibly unique property is like getting two houses for the price of one, giving you options to live, rent or holiday in any combination that suits your personal needs. The sizeable main house is ideal for family living with an enormous downstairs rumpus room & bar, huge open plan kitchen, dining & living area upstairs and 3 bedrooms all with built-ins and ceiling fans. There are also 2 bathrooms, a smaller ensuite style downstairs and large main bathroom upstairs. If entertaining is a must for you, then the awesome private backyard or 2 large covered outdoor areas at the front and rear of the property will suit your needs all year round. The 2 bedroom purpose built granny flat has been designed to maximise privacy for all occupants with a completely separate entry, backyard and private courtyard. The 2 bedrooms are large with built-in wardrobes and new carpet and floorboards are throughout the flat. The fully equipped kitchen offers everything you need and the open dining and living area overlooks the private courtyard. In total offering 5 bedrooms, 3 bathrooms, 2 kitchens, multiple private outdoor areas, 2 lock up garages (one for each residence) a tonne of off street parking and a potential total rental return of \$920 per week while being situated on an R3 zoned 765m<sup>2</sup> block with future development potential all less than 500m to the waters of St Georges Basin, this is surely a must to inspect! Note 3 bedroom house currently rented for \$520p/w 2 bedroom granny flat appraisal of \$400p/w