

**38 Greville Avenue, Sanctuary Point, NSW 2540**



**Sold House**

Saturday, 13 January 2024

38 Greville Avenue, Sanctuary Point, NSW 2540

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 739 m2**

**Type: House**



Ben Roberts

0244210633

**\$1,210,000**

Ben Roberts from Integrity Real Estate is pleased to present this fully renovated free standing home situated on Greville Avenue, a quiet dress circle location in one of the most sought after locations in Sanctuary Point with no drive through traffic. The north facing, 3 bedroom plus study home offers panoramic postcard views across the pristine waters of St Georges Basin. Features include-- Waterfront reserve, with your own private boat shed and boat ramp- 3 bedrooms plus study, open plan family and dining with high ceilings- The living areas open out to the large entertaining deck at the rear- Elevated level block with boardwalk stairs down to the waters edge- Upgraded kitchen and bathroom plus new paint, roof and flooring throughout- High ceilings, gas heating, reverse cycle air conditioning and ceiling fans- Double garage plus carport, outside laundry with toilet - potential flat/studio- Listen to the waves break from Bherwerre and Caves beach, across the basin- Ready to move in and enjoy, you can be fishing and boating in no time. 38 Greville Avenue is positioned in a no through street while being only minutes to local shops, schools and the St Georges Basin Country Club and Golf Course whilst also being only a ten minute drive to the beautiful white sand beaches, restaurants and cafes that the beautiful Jervis Bay has to offer. Properties like this don't come along everyday where you're directly onto the water with your own boat ramp access and this property is elevated so you'll never have an issue with flooding like other homes in the area. The current owners are wanting to listen to the markets feedback on price so inspect now to appreciate all this property has to offer.