

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



**House For Sale**

Friday, 14 June 2024

44 Frederick Street, Sanctuary Point, NSW 2540

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 778 m2**

**Type: House**



Amy Jarrett  
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## Offers Invited

Presented by Amy Jarrett and Robert Gooch of One Agency Elite Property Group. Explore this exquisitely designed residence, promising an exceptional lifestyle for families and holidaymakers within the coastal community of Sanctuary Point. This property commands attention with its expansive floor plan and high ceilings, flooded with natural light that creates an inviting sense of openness. Upon entry, you'll immediately appreciate the open plan layout which effortlessly merges the formal dining area with two expansive living spaces, all centred around the thoughtfully positioned kitchen. For those who love to entertain, the main living area's glass concertina doors beckon, offering a seamless transition to the outdoors, perfect for gatherings and enjoying the coastal breeze. Prepare to be impressed by the master bedroom, boasting an expansive footprint of 7100 x 6000 (42.6m<sup>2</sup>), complete with its own private balcony, walk-in wardrobe, and ensuite for ultimate comfort and luxury. The remaining three bedrooms are equally spacious, measuring at 3500 x 4200 (3500 x 4800) each, and come equipped with built-in wardrobes, ensuring ample storage and living space for all. The master bathroom includes a corner spa bath and floor to ceiling tiling, providing a luxurious retreat after a long day. This property's versatility makes it an ideal family home, a holiday retreat, or a successful Airbnb investment, as it has been previously. With a land size of 778m<sup>2</sup> and a double garage, there is ample space for everyone. Positioned just moments from the vibrant hubs of Huskisson and Vincentia with white sandy beaches, trendy cafes, local breweries and sensational restaurants everything is right at your fingertips. You'll enjoy both recreational amenities and serene coastal living. Don't miss this amazing opportunity to secure a well loved home in a desirable location. Inspections are welcomed, please contact Amy on 0421325513 or Robert on 0419100279 to schedule a viewing. - 4 bedrooms, 2 bathrooms, 3 toilets, double garage - Expansive floor plan with high ceilings throughout - Large open plan kitchen with stone benchtops and dishwasher - 2 living areas and formal dining room - Generous 778m<sup>2</sup> block with plenty of natural light - Perfect for families, holiday home, or Airbnb investment