

**48 Leumeah Street, Sanctuary Point, NSW 2540**



**Sold House**

Friday, 1 March 2024

48 Leumeah Street, Sanctuary Point, NSW 2540

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 765 m2**

**Type: House**



Tim Houston  
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James Lewis  
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**\$640,000**

Tim Houston from LJ Hooker Sanctuary Point & Vincentia is proud to present this home for sale for the first time ever. Owned and built by the one family, this well-constructed brick home with steel framing offers a perfect blend of comfort and potential. The expansive 765 sqm block presents an exciting opportunity for development, with the opportunity to extend the current residence or build a second residence, maximising the property's potential. Each of the 3 bedrooms feature built-in wardrobes. The tiled two-way bathroom ensures convenience and privacy, equipped with a shower and toilet. The well appointed kitchen boasts plenty of cupboard space, making organisation a breeze. The open living and dining areas create a warm and inviting atmosphere, perfect for entertaining friends and family. The external laundry, coupled with an additional toilet, adds practicality and convenience. Relax and unwind with both front and rear decks, providing outdoor spaces for enjoying the fresh air and sunshine. The property features a spacious side access, perfect for parking boats, caravans, or additional vehicles. The large double garage features high clearance and a mezzanine level for extra storage space. Centrally located just 2 minutes from Sanctuary Point boat ramp, Sanctuary Point Public School, local shops, and the St Georges Basin Country Club & Golf Course, this property offers unparalleled convenience. Don't miss out on this rare opportunity to own a versatile property with the perfect blend of comfort and potential. Contact Tim Houston on 0483 036 429 today for any questions or to schedule an inspection.