

224 Walmer Ave, Sanctuary Point, NSW 2540

House For Sale

Saturday, 29 June 2024

224 Walmer Ave, Sanctuary Point, NSW 2540

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1612 m2

Type: House



Jordan Case
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Michael Parmenter
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OVER 1600SQMS! ENQUIRE FOR PRICE GUIDE!

Step inside this enchanting sanctuary, a remarkable home that offers the ideal balance of tranquil coastal living and potential for savvy development. This expansive single-level abode, a treasure for over four decades, unveils a harmonious blend of comfort, space, and opportunity, making it a rare find for families, retirees, investors, holiday makers, and small-time developers alike. An inviting new open-plan kitchen acts as the heart of the home, boasting a sizeable island bench with a breakfast bar, a dedicated butler's pantry, and ample storage. Equipped with modern appliances, including an in-bench cooktop, electric wall oven, and dishwasher, it's a culinary haven. The residence features four generous bedrooms, all with built-in wardrobes, whilst the master suite is complete with an ensuite and a dressing room, ensuring privacy and elegance. Formal and informal living spaces cater to both celebration and relaxation, with a substantial formal living room and a vast covered outdoor entertaining area, equipped with power and TV points, overlooking the fully fenced large backyard—perfect for children's play or further landscaping adventures. The practicalities of coastal life have been thoughtfully considered, with side access to the double garage and carport, providing ample room for vehicles, boats, and vans. Additional comforts include new floating hybrid flooring, a comforting wood fire, two reverse cycle split system air conditioners, ceiling fans, and the economic advantages of solar hot water and solar panels. Situated on a huge 1,612sqm plot, mere minutes' walk from the water's edge, and a short drive from the pristine beaches and vibrant eateries of the area, this home not only offers a luxurious lifestyle but also the potential for subdivision (STCA), with a minimum lot size of 500sqm. This unique property presents a canvas for a dream lifestyle and a wise investment in one of the most sought-after locales. Don't miss the chance to make this coastal gem your own. Property Code: 290