



90 St George Crescent, **Sandy Point**

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SOME OF THE BEST VIEWS YOU'LL SEE ON THE RIVER...

What happens when an architect gets it perfectly right? You don't just see the view...you feel it...and though you'll certainly see some of the best views available on the Georges River from this large, modern home...you'll feel them more. The floor-to-ceiling glass walls...and the vista above, below and beyond them...will draw you in. You won't be able to stop yourself.

Four of the five bedrooms already feature views in their own right, but it's the panorama from the kitchen, dining and living areas of this deep waterfront property that delivers memorable entertaining and privileged living. The middle of three levels is completely open plan with 180 degree water views; vaulted ceilings; sunken lounge with fireplace; large balcony; quality kitchen with european appliances, walk-in pantry and granite bench tops; master bathroom with therapeutic spa and double-head shower; two bedrooms; laundry; ducted air conditioning; ducted vacuum and more....much more.

The lower level boasts even more water views from the double-sized rumpus room; a second fireplace; third toilet; two more bedrooms; cavernous under-house storage room and rock-hewn cellar; a courtyard atop a natural sandstone outcrop, and more. With a separate entrance already in place, a little work and imagination could easily see this whole level become a self-contained option for in-laws or extended family in the future.

Exclusive to the very top floor, the master bedroom features plenty of space, ensuite, walk-in robe and in-roof storage. A place of solace where you can enjoy the magnificent 1688sqm elevated waterfront block. Double garage with workshop, pre-existing pontoon and jetty, seawall and plenty of potential to further enhance waterfront access and facilities completes this very desirable and unique picture...and it's all nestled in one of the Shire's best-kept secrets. Put it on your must see list before you sign anything...

1,688 sqm

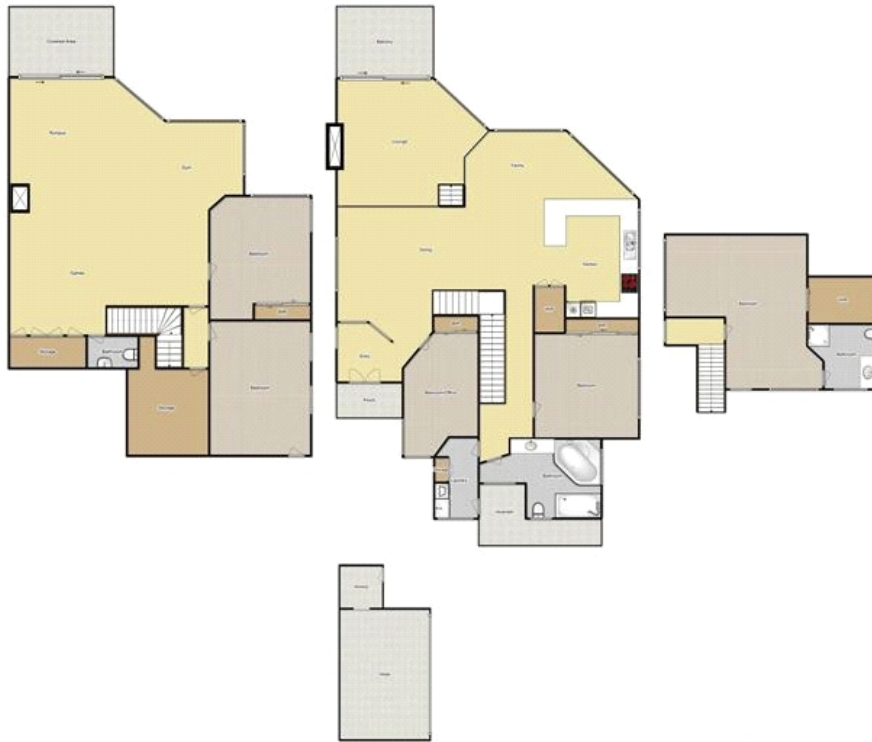
\$1.85 to \$2.0 million

ID# 11388100332



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