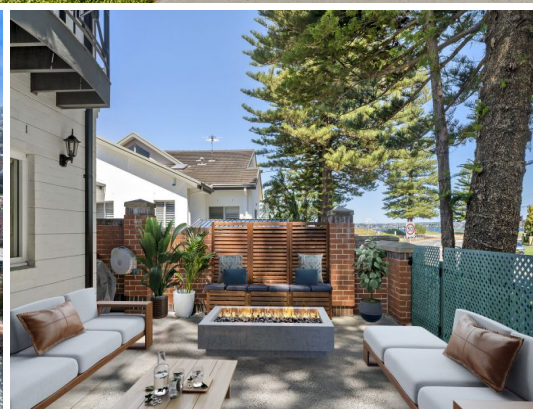
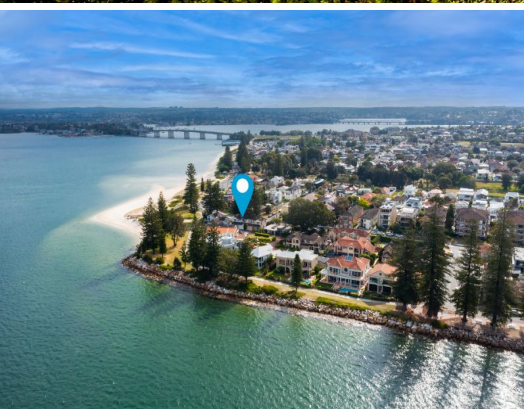


STONE



2a/122 Clareville Avenue Sandringham, NSW

4

3

2

## Water views and Hamptons charm

Nestled within the exclusive waterside 'Sandringham Estate', this stately Hamptons-inspired residence captures bay views and salty breezes, mere footsteps from the beach.

Semi-detached and spanning two levels, the open-plan home expands onto an inviting alfresco zone and large terrace with a captivating outlook over the bay. Bifold doors blur the boundary between inside and out, while shaker-style joinery and a stone breakfast bench imbue the home's heart with timeless elegance.

Walk a few metres to join friendly locals at Sandringham Baths, stroll to a cafe or waterfront club, and set off on a coastal bike ride from your doorstep ? these are some of the enviable lifestyle offerings that await in this tightly-held piece of paradise.

- Two-storey semi-detached residence in the gated waterfront Sandringham Estate
- Expansive terrace with captivating water views

Price:

SOLD | \$2,550,000



**Sam Abbas**

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**Tanios Azzi**

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Ground Floor



First Floor



The floor plan is not to scale, measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on, interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.



2A/122 Clareville Avenue  
Sandringham



Ground Floor



First Floor



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