






112 Waratah Crescent, Sanctuary Point

## Neat and well-maintained three-bedroom brick home in a quiet street

This very well-presented and maintained three-bedroom brick home is perfectly positioned in a quiet street, within walking distance to St Georges Basin Country Club, the golf course, schools, shops, and the shimmering shores of St Georges Basin. A spacious living and dining area features a split system air conditioner, ceiling fan, and sliding doors that open to the front porch, an inviting spot to enjoy your morning cuppa. The original kitchen has been very well cared for and offers a gas cooktop and electric oven. The main bedroom includes a large built-in robe, ceiling fan, and direct access to the main bathroom, while the two additional bedrooms also feature built-in robes and ceiling fans. The two-way bathroom is well proportioned and complemented by a separate toilet. At the rear, the undercover deck is a great entertaining space, enhanced by the convenience of a toilet and vanity. A drive-through single garage, large storage shed, and garden shed provide ample storage options, while the secure Colorbond fencing ensures peace of mind. With a generous laundry, plenty of linen storage, and a tidy presentation throughout, this home offers a neat and complete package ready to move into and enjoy. Contact James Lewis on 0414715668 or Kate Tucciarone

3  1  1 

**FOR SALE**  
\$700,000 - \$730,000

### AGENTS

James Lewis  
0414 715 668  
james.lewis@ljhooker.com.au

Kate Tucciarone  
0494 187 031  
kate.tucciarone@ljhooker.com.au

### AGENCY

LJ Hooker Sanctuary Point | Vincentia  
(02) 4442 1900

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



0494187031 to arrange an inspection.

## MORE DETAILS

Property ID	TNUFAT
Property Type	House
Land Area	556 m2
Including	Toilets (2)

### James Lewis 0414 715 668

Principal | Auctioneer | james.lewis@ljhooker.com.au

### Kate Tucciarone 0494 187 031

Licensed Real Estate Agent | kate.tucciarone@ljhooker.com.au

### LJ Hooker Sanctuary Point | Vincentia (02) 4442 1900

1/10 Paradise Beach, Rd, SANCTUARY POINT NSW 2540

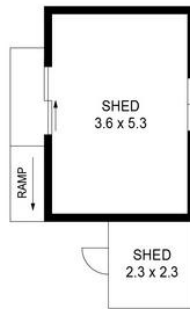
sanctuarypoint.ljhooker.com.au | sales.spv@ljhooker.com.au



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GROUND FLOOR



SITE PLAN  
(NOT TO SCALE)

## 112 WARATAH CRESCENT, SANCTUARY POINT

RESIDENCE AREA : 215m<sup>2</sup> (APPROX INTERNAL AREA + GARAGE + VERANDAH + PORCH + ALFRESCO + SHED)

DIMENSIONS ARE APPROXIMATES ONLY & ALL INFORMATION GATHERED WE BELIEVE TO BE FROM RELIABLE SOURCES HOWEVER IT CAN NOT BE GUARANTEED & INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.

