



127 Warrego Drive, Sanctuary Point

## Lots of Space with Teenager Retreat Potential

This charming three-bedroom, two-bathroom home is set on an expansive 857m<sup>2</sup> corner block, offering space, comfort, and the potential for a teenager retreat. Designed for relaxed living, the home features raked ceilings and underfloor insulation throughout, ensuring a cozy atmosphere year-round.

The main bedroom includes a large built-in robe and ceiling fan, while the two additional bedrooms also feature built-in robes and ceiling fans for added comfort. The inviting kitchen and dining area is the heart of the home, with a central kitchen offering a breakfast bench and electric appliances. A huge lounge room with split-system air conditioning provides a perfect space for family gatherings. The home also includes a large bathroom, an internal laundry with an additional toilet and a solar hot water system for added convenience.

Enjoy peaceful mornings on the enclosed back porch, the ideal spot to sit and relax with a coffee while overlooking the beautifully maintained yard. Outside, the property offers excellent storage and parking solutions, including a carport, a lock-up garage, and a purpose-built area with separate gates for parking a caravan or boat. A workshop with a full bathroom presents an ideal opportunity for a teenager retreat or guest space.

Surrounded by manicured gardens, fruit trees, and vegetable patches,

3  2  2 

**FOR SALE**  
\$740,000 - \$770,000

### AGENTS

James Lewis  
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Kate Tucciarone  
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### AGENCY

LJ Hooker Sanctuary Point | Vincencia  
(02) 4443 9666

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.

 **LJ Hooker**

this property offers a serene lifestyle with plenty of space to enjoy.  
Contact James Lewis on 0414 715 668 to arrange an inspection and  
discover all this home has to offer.

## MORE DETAILS

Property ID	TDUFAT
Property Type	House
Land Area	857 m2
Including	Toilets (1)

### James Lewis 0414 715 668

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

### Kate Tucciarone

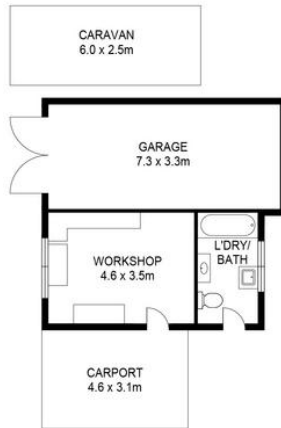
Sales Associate | kate.tucciarone@ljhooker.com.au

### LJ Hooker Sanctuary Point | Vincentia (02) 4443 9666

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## 127 WARREGO DRIVE, SANCTUARY POINT

RESIDENCE AREA : 181m<sup>2</sup> (APPROX INTERNAL AREA + GARAGE + 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.

