



133 Sanctuary Point Road, Sanctuary Point

## Comfortable Living in a Convenient Coastal Location

Proudly presented by James Lewis & Kate Tucciarone of LJ Hooker Sanctuary Point | Vincentia.

Combining comfortable, single-level living with a relaxed coastal lifestyle, this appealing brick home offers a practical layout in a great location opposite the waterfront reserve.

The spacious, light-filled lounge room provides a welcoming place to unwind, while the adjoining kitchen and dining area offer a functional hub for everyday living. The living areas flow seamlessly to the outdoors where there is a retractable awning for shade on warmer days.

Accommodation comprises three well-proportioned bedrooms, all with built-in wardrobes, including a master bedroom with ensuite. A central bathroom and separate toilet add everyday convenience, while tiled flooring through the high-traffic areas enhances the home's easy-care appeal.

The double garage offers excellent practicality with drive-through access to the fully fenced, low-maintenance rear yard, providing

3 2 2

**FOR SALE**  
\$795,000 - \$830,000

**VIEW**  
Sat 31st Oct @ 10:45AM - 11:15AM

**AGENTS**  
James Lewis  
0414 715 668  
james.lewis@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.



flexibility for those needing additional space for a boat or trailer.

Embrace the relaxed Basin lifestyle with the picturesque Basin Foreshore Walk nearby, perfect for leisurely strolls and enjoying the outdoors, while the local boat ramp and park are just 800m away. Shops, schools and sporting facilities are conveniently close by, with the renowned beaches of Jervis Bay just a short drive away.

For further information or to arrange a private inspection, contact James Lewis on 0414 715668 or Kate Tucciarone on 0494187031.

## MORE DETAILS

|               |        |
|---------------|--------|
| Property ID   | TWQFAT |
| Property Type | House  |
| Land Area     | 731 m2 |

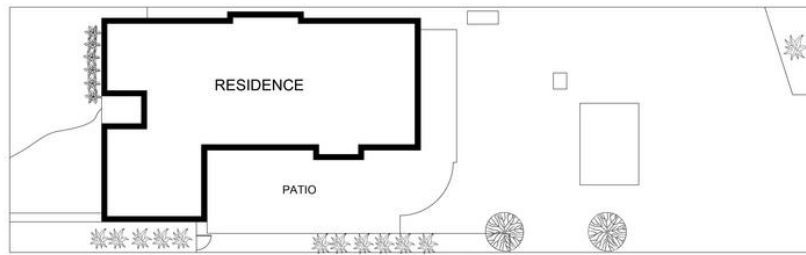
**James Lewis 0414 715 668**

Principal | LIC | Auctioneer | [james.lewis@ljhooker.com.au](mailto:james.lewis@ljhooker.com.au)

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

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SITE PLAN  
(NOT TO SCALE)



## 133 SANCTUARY POINT ROAD, SANCTUARY POINT



RESIDENCE AREA : 151m<sup>2</sup> (APPROX INTERNAL AREA + GARAGE + PORCH)

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries. Some images may contain digital furniture.

