






16 Kingsford Smith Crescent, Sanctuary Point

## 3-bedroom home great for entertaining, close to shops, schools and waterfront

This three-bedroom home is the perfect opportunity for first home buyers or investors, offering comfort and convenience in a great location. The carpeted lounge room is generous in size and flows through to the open plan kitchen and dining area, where sliding doors open to the outdoors. The kitchen is functional and inviting, complete with electric appliances, a breakfast bench, and overlooks the backyard. All three bedrooms are carpeted and fitted with built-in robes, providing ample storage. The home also includes a bathroom with a separate toilet, a single over-sized drive-through garage, and a large undercover entertaining space ideal for gatherings. The level grassed backyard features a garden shed and plenty of room for children or pets to play. Positioned just a short walk to the school, shops, library, Country Club, and the waterfront, this home offers a lifestyle of convenience in a peaceful setting.

Call James Lewis on 0414715668 or Kate Tucciarone on 0494187031 with further queries.

3  1  1 

**FOR SALE**  
\$660,000 - \$680,000

### AGENTS

James Lewis  
0414 715 668  
[james.lewis@ljhooker.com.au](mailto:james.lewis@ljhooker.com.au)

Kate Tucciarone  
[kate.tucciarone@ljhooker.com.au](mailto:kate.tucciarone@ljhooker.com.au)

### AGENCY

LJ Hooker Sanctuary Point | Vincentia  
(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**

## MORE DETAILS

Property ID                    TM6FAT  
Property Type                House  
Land Area                     556 m2

**James Lewis 0414 715 668**

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

**Kate Tucciarone**

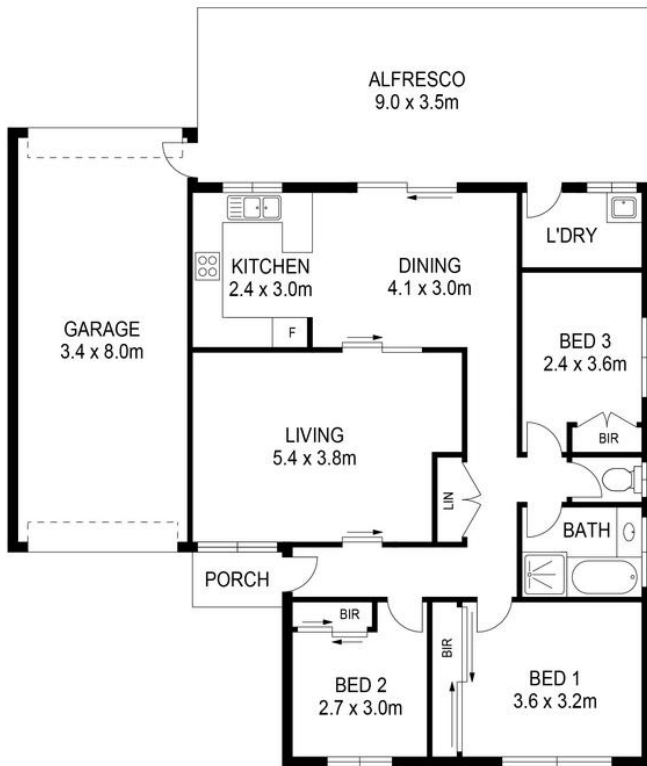
Licensed Real Estate Agent | kate.tucciarone@ljhooker.com.au

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

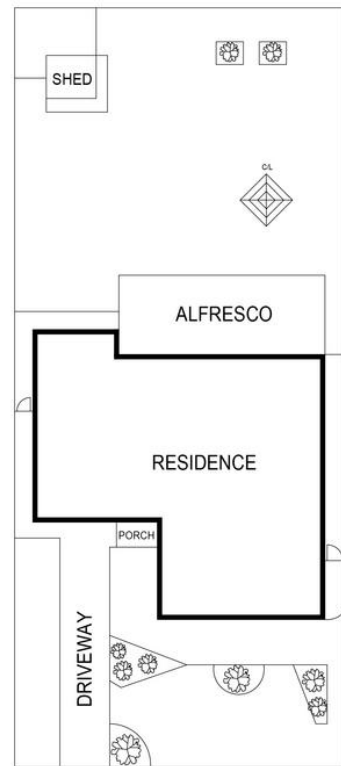
1/10 Paradise Beach, Rd, SANCTUARY POINT NSW 2540  
sanctuarypoint.ljhooker.com.au | sales.spv@ljhooker.com.au



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.



GROUND FLOOR



SITE PLAN



**16 KINGSFORD SMITH CRESCENT, SANCTUARY POINT**

RESIDENCE AREA : 158m<sup>2</sup> (APPROX INTERNAL AREA + GARAGE + ALFRESCO + PORCH)

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.

