

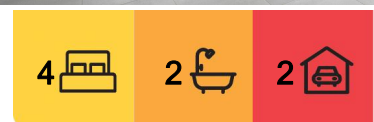
## Sanctuary Point, 160b Larmer Avenue

Brand new private home close to the shops

This brand-new, strata-titled rear villa offers modern comfort and effortless living in a prime location. Thoughtfully designed with style and practicality in mind, the home features four bedrooms, two bathrooms, and a spacious open-plan layout.

Tiled throughout with plush carpet in the bedrooms, the home exudes warmth and elegance. The main bedroom is a private retreat, complete with an ensuite, walk-in robe, and soft carpeting for added comfort. Three additional bedrooms, all with built-in robes, provide ample space for family or guests. A fresh and modern main bathroom services the home, ensuring convenience for everyone.

At the rear of the property, a bright and airy open-plan living, dining, and kitchen area creates the perfect space for entertaining or everyday family life. Split-system air conditioning ensures year-round comfort, while corner sliding doors open seamlessly to the undercover alfresco area that overlooks the parklands behind. The stylish new kitchen



### For Sale

\$830,000 - \$850,000

### View

Sat 7th Jun @ 9:30AM - 9:50AM

### Contact

#### James Lewis

0414 715 668

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#### Kate Tucciarone

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

features a walk-in pantry, a 900mm oven and cooktop, and a breakfast island ideal for casual meals and gatherings.

The home is equipped with practical features, including solar hot water, two linen storage cabinets, vertical blinds throughout, an intercom and alarm system, and a double garage with internal access. A generous sized backyard with a water tank completes the property, offering low-maintenance, private outdoor space.

Situated just a short walk from schools, shops, and the St Georges Basin waterfront, this beautifully finished villa is a fantastic opportunity for those seeking modern living in a convenient and sought-after location. Contact James Lewis on 0414 715 668 today to arrange a viewing of this brand new property.

\* Note some images have been digitally staged

## More About this Property

<b>Property ID</b>	TERFAT
<b>Property Type</b>	House

**James Lewis 0414 715 668**

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

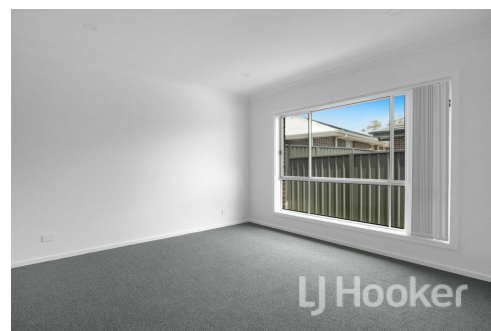
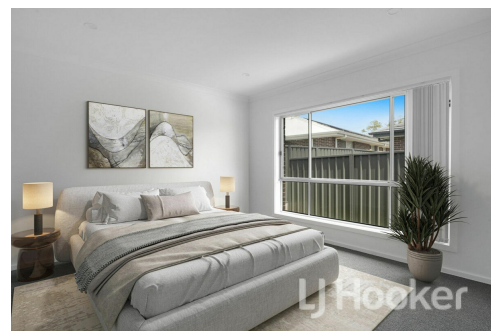
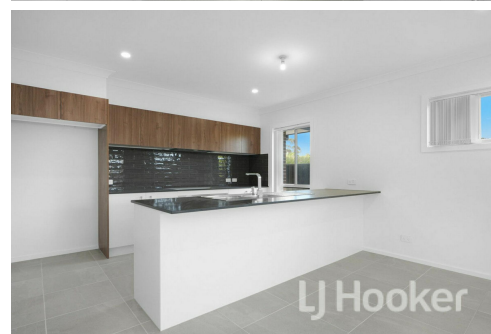
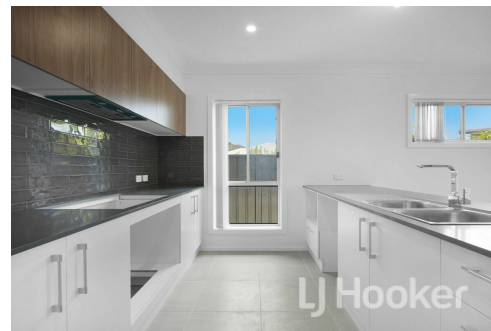
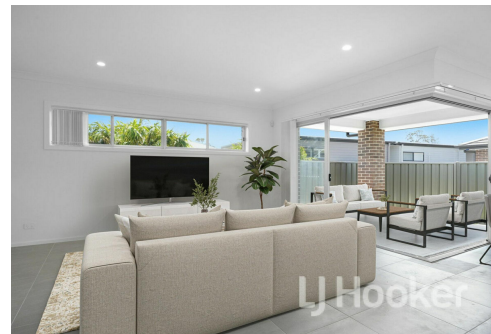
**Kate Tucciarone**

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

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

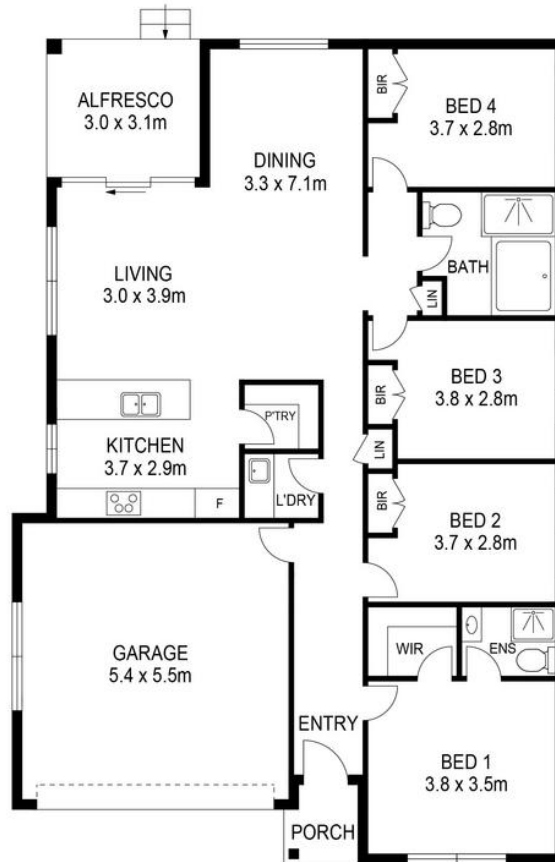
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## 160B LARMER AVENUE, SANCTUARY POINT

RESIDENCE AREA : 165m<sup>2</sup> (APPROX INTERNAL AREA + GARAGE + ALFRESCO)

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.



**Cue.**  
CREATIVE



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