






17 Gymea Avenue, Sanctuary Point

## Peacefully positioned backing onto the golf course

Tucked away in a quiet street, this well-maintained three-bedroom brick home offers a peaceful lifestyle backing directly onto the golf course. Featuring ducted air conditioning throughout, all bedrooms include built-in robes, with the main bedroom offering direct access to the spacious three-way bathroom for added convenience. The large front lounge room opens onto a generous undercover entertaining area, perfect for gatherings or relaxing outdoors. The open plan kitchen and dining space also enjoys access to the outdoor area, with the kitchen offering ample storage, a brand new dishwasher, and new oven, grill, and ceramic cooktop. A large internal laundry with built-in cabinetry and a second toilet adds practicality to the home. Outside, enjoy the lovely backyard complete with garden shed, greenhouse, fruit trees, and secure Colorbond fencing-all framing the beautiful golf course outlook. With your own private gate leading straight onto the green, this is a home you'll love coming back to, offering comfort, charm, and an unbeatable lifestyle.

To book your inspection contact James Lewis on 0414715668 or Kate Tucciarone on 0494187031.

- Please note some of the images have been digitally styled.

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**FOR SALE**  
\$680,000 - \$710,000

### AGENTS

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

Kate Tucciarone  
kate.tucciarone@ljhooker.com.au

### 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**

## MORE DETAILS

Property ID                    TMXFAT  
Property Type                House  
Land Area                    556 m2

**James Lewis 0414 715 668**

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

**Kate Tucciarone**

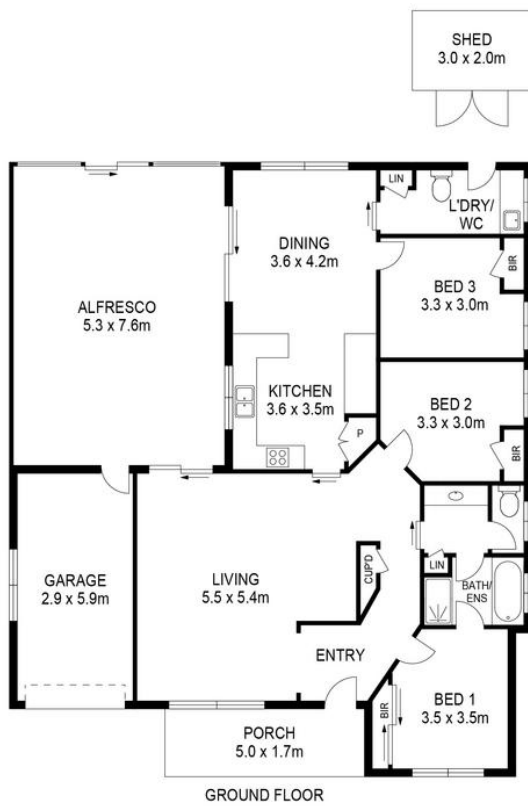
Licensed Real Estate Agent | kate.tucciarone@ljhooker.com.au

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

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



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## 17 GYMEA AVENUE, SANCTUARY POINT

RESIDENCE AREA : 190m<sup>2</sup> (APPROX INTERNAL AREA + GARAGE + 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.

