



18 Forrester Court, Sanctuary Point




## Warm and Welcoming in a Quiet Cul de Sac

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

Positioned on the high side of a sought-after cul-de-sac and offering outstanding street appeal, this well-built 3-bedroom home presents a wonderful opportunity to enjoy a relaxed lifestyle just moments from the shores of St Georges Basin. Combining generous living spaces with a peaceful setting, this inviting home is ready to move in and enjoy.

Inside, the spacious main living area is warm and welcoming, complete with timber-look hybrid flooring, plantation shutters, a slow combustion fireplace and split system air conditioning. The kitchen is practical and well-appointed, offering plenty of storage, a breakfast bench and electric appliances. Adding real character to the home, the dining room is beautifully finished with a timber-clad cathedral-style ceiling and enjoys lovely views across the backyard and gardens.

All three bedrooms are well sized and include built-in robes, with the main also featuring a ceiling fan. The family bathroom is complemented by the convenience of a second separate toilet.

3  1  3 

**FOR SALE**  
\$815,000 - \$845,000

**VIEW**  
Sat 6th Jun @ 10:30AM - 11:00AM

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

Kate Tucciarone  
kate.tucciarone@ljhooker.com.au

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

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 **LJ Hooker**

Stepping outside, the undercover alfresco area provides the perfect space for entertaining family and friends while overlooking the private backyard, established gardens and garden shed. A double garage plus side access to a secure carport provides excellent space for vehicles, a boat or trailer.

Quietly positioned in a desirable location and offering comfort, charm and convenience, this is a lovely place to call home.

For further information or to arrange an inspection, contact James Lewis on 0414715668 or Kate Tucciarone on 0494187031.

## MORE DETAILS

Property ID	TUBFAT
Property Type	House
Land Area	684 m2
Including	Toilets (2)

### 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) 4442 1900

1/10 Paradise Beach, Rd, SANCTUARY POINT NSW 2540  
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## 18 FORRESTER COURT, SANCTUARY POINT

RESIDENCE AREA : 205m<sup>2</sup> (APPROX INTERNAL AREA + GARAGE + CARPORT + SHED + ALFRESCO + PATIO)

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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