



## Sanctuary Point, 196 Macleans Point Road

Unlock the potential!

This well-loved original home is ready for a new owner to unlock its full potential. Offering plenty of space for family and guests, this charming property features four bedrooms, multiple living areas, and is just a short stroll from the waterfront.

The lower level includes a spacious bedroom, a combined laundry and bathroom, and a large living and dining area with sliding doors that open to the backyard. Upstairs, you'll find three additional bedrooms, two of which have direct access to the front balcony, along with another bathroom. The central kitchen flows into a generous lounge and dining area, which also opens onto the wrap-around balcony-perfect for enjoying filtered water views or a sunny morning coffee.

Outside, the home is designed for entertaining, featuring an undercover alfresco area complete with an outdoor kitchen. The well-established backyard boasts fruit trees, adding to the charm of the space. A double garage plus a carport provides ample storage and parking.

Located within walking distance to schools, cafés, and the shores of St Georges Basin, this



**For Sale**  
\$685,000 - \$715,000

**View**  
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**Contact**  
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**James Lewis**  
0414 715 668  
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**LJ Hooker Sanctuary Point |  
Vincentia  
(02) 4443 9666**

property is perfectly positioned to enjoy the best of coastal living. Call Kate Tucciarone on 0494 187 031 to make this property yours today.

## More About this Property

<b>Property ID</b>	TD5FAT
<b>Property Type</b>	House
<b>Land Area</b>	754 m2

### Kate Tucciarone

Sales Associate | [kate.tucciarone@ljhooker.com.au](mailto:kate.tucciarone@ljhooker.com.au)

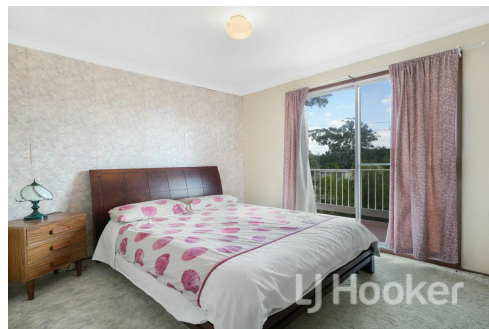
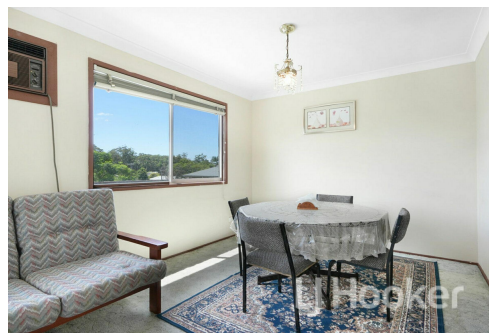
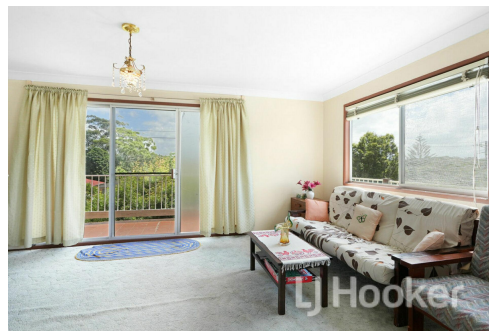
**James Lewis 0414 715 668**

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

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

1/10 Paradise Beach, Rd, SANCTUARY POINT NSW 2540

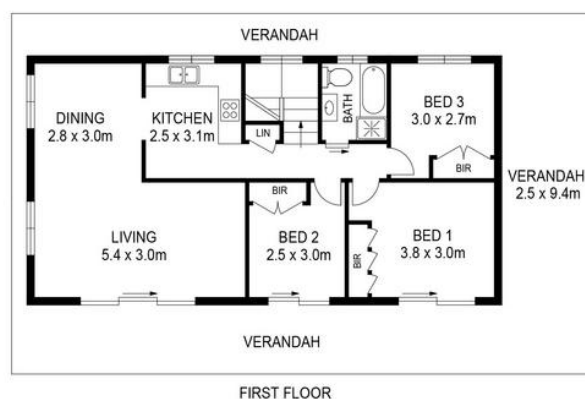
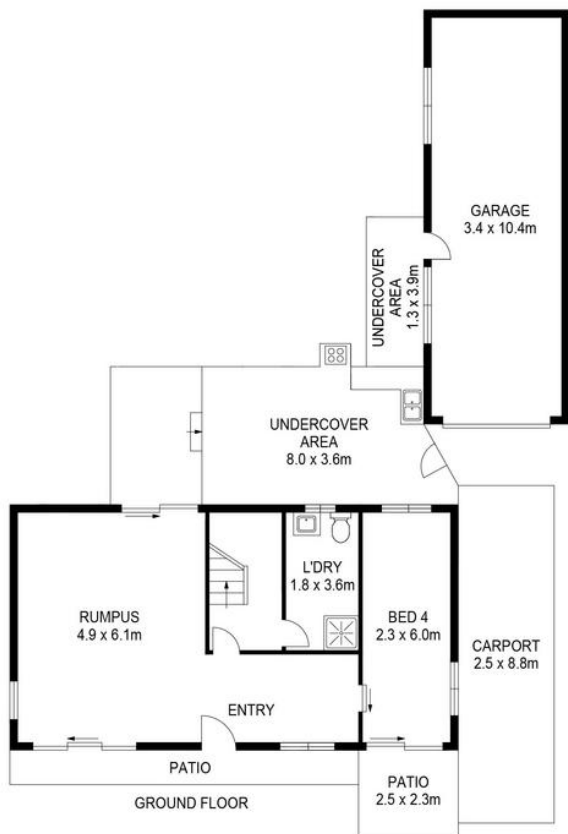
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## 196 MACLEANS POINT ROAD, SANCTUARY POINT

RESIDENCE AREA : 345m<sup>2</sup> (APPROX INTERNAL AREA + VERANDAH + PATIO + CARPORT + GARAGE + UNDERCOVER AREA)

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.



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