

Sanctuary Point, 2 Waxberry Place

Magnificent Family Home with Granny Flat

A magnificent home in a wonderful, peaceful location. This is paradise! Offering a large family home as well as a separately accessed granny flat, this property is immaculate inside and out with the perfect blend of luxury and functionality throughout the home and complimented by professionally landscaped grounds.

As you step inside the main residence you will be impressed by the neutral, warm and classy colour palette, the spacious feel is accentuated by high ceilings and wonderful design features. There are four oversized bedrooms, particularly the master bedroom which is a luxurious retreat... it offers a wonderful large walk-in robe complete with natural lighting, an ensuite with dual vanity, separate shower and a spa bath for ultimate 'me time'... there's even a tv! Best of all it has direct access to the outdoor living space.

There are three living areas including a teenage retreat, spacious, yet cozy media room - perfect for family movie nights, plus the family living space adjoining the kitchen.



Disclaimer: 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.

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For Sale
\$1,350,000 - \$1,450,000

View
ljhooker.com.au/T3HFAT

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LJ Hooker Sanctuary Point |
Vincentia
(02) 4443 9666

The heart of the home boasts a gourmet kitchen, an amazing oversized pantry, gas cooktop, essa stone benches and island, all seamlessly leading to open plan family living at its best. There is a cozy log fire for the cooler months and then in the warmer seasons, you will absolutely love opening up the sliding doors to embrace the outdoors. You can relax or entertain on the expansive covered alfresco deck overlooking the blue water of your private and heated plunge pool. On starry nights you will love the fire pit corner of the yard, complemented by stunning garden lighting. Just down the path and through a gate you will discover the next amazing feature of this property... a separate two bedroom granny flat. This residence has been designed to cater for separate and private living for extended family, even boasting wheelchair accessible arrangements. It is perfect for permanent accommodation, guest quarters or even an opportunity for additional income.

Every aspect of comfortable and practical living has been considered with added features including a ducted vacuuming system, solar panels, a sink in the garage, built-in cabinetry and third toilet in the laundry, ducted reverse-cycle air-conditioning throughout, plus split systems, ceiling fans and log fire —ready for year round comfort!

Thoughtfully designed to cater for multiple vehicles, the caravan or boat, and storage needs with a double garage, single carport, garden shed and plenty of off-street secure parking!

Located in a friendly neighbourhood, amongst other quality established homes you can just move in and feel right at home!

This is an opportunity to be seized immediately! Call James Lewis today to secure your inspection.

More About this Property

Property ID	T3HFAT
Property Type	House
House Size	398 m2
Land Area	1110 m2

James Lewis 0414 715 668

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

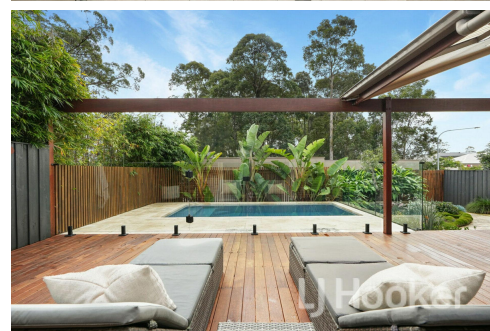
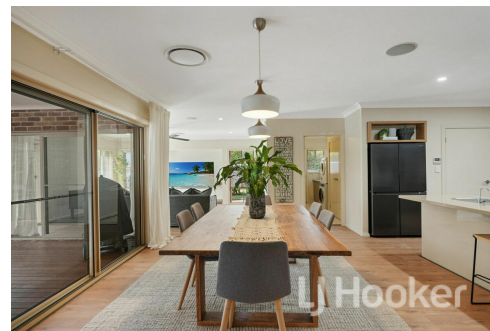
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GRANNY FLAT



2 WAXBERRY PLACE, SANCTUARY POINT

RESIDENCE AREA : 398m² (APPROX INTERNAL AREA + GARAGE + ALFRESCO + PORCH + BALCONY)

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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