

252 The Park Drive, Sanctuary Point




## Stunning Renovated Home - Perfect For The Entertainer

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

Beautifully renovated and impeccably presented, this exceptional 4-bedroom home has been thoughtfully designed for modern family living and effortless entertaining. Positioned in an elevated setting with peaceful views, this is a home that delivers both lifestyle and functionality in equal measure.

At the heart of the home, the stunning kitchen is bathed in natural light thanks to a striking vaulted skylight above the oversized island bench. Featuring modern appliances, quality cabinetry and a practical layout ideal for busy households, it connects seamlessly with the generous living spaces. Solid timber flooring flows throughout the main living areas, while all bedrooms are comfortably carpeted.

A welcoming front lounge captures beautiful treetop views, while the rear rumpus and adjoining study area create a flexible second living zone, complete with a slow combustion fireplace and split system air conditioning overlooking the reserve beyond. Sliding doors open to a spectacular undercover entertaining deck featuring a built-in bar, BBQ

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**FOR SALE**  
\$680,000 - \$715,000

**VIEW**  
Sat 30th May @ 12:30PM - 1:00PM

**AGENTS**  
James Lewis  
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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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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

area and spa, with stairs leading to beautifully established gardens below. Here you'll find a cosy firepit area and custom-built timber swings, creating a truly special outdoor retreat.

All four bedrooms include built-in robes and ceiling fans, while the luxurious main bathroom offers a spa-like feel with a large soaking tub, double vanity and wet-room style shower. An additional powder room provides extra convenience, and the oversized internal laundry includes custom cabinetry and excellent storage.

Completing the package is a garage with workshop space, carport, side access, under-house storage, solar panels and plenty of off-street parking. Lovingly maintained and finished to an exceptional standard throughout, this impressive home is ready to be enjoyed and is sure to leave a lasting impression on even the most discerning buyer.

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

## MORE DETAILS

Property ID	TU9FAT
Property Type	House
Land Area	556 m2

### James Lewis 0414 715 668

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

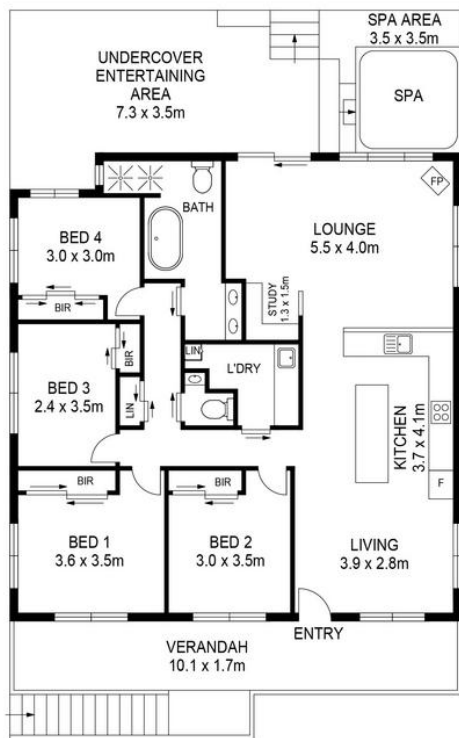
### Kate Tucciarone

Licensed Real Estate Agent | [kate.tucciarone@ljhooker.com.au](mailto:kate.tucciarone@ljhooker.com.au)

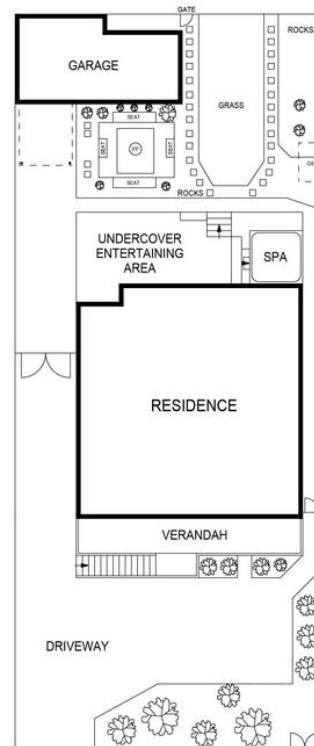
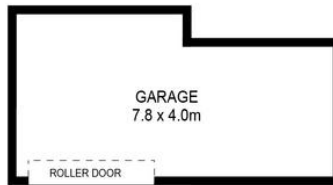
### LJ Hooker Sanctuary Point | Vincentia (02) 4442 1900

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GROUND FLOOR



SITE PLAN

## 252 THE PARK ROAD, SANCTUARY POINT

RESIDENCE AREA : 215m<sup>2</sup> (APPROX INTERNAL AREA + GARAGE + VERANDAH + ENTERTAINING 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.



Cue.  
CREATIVE