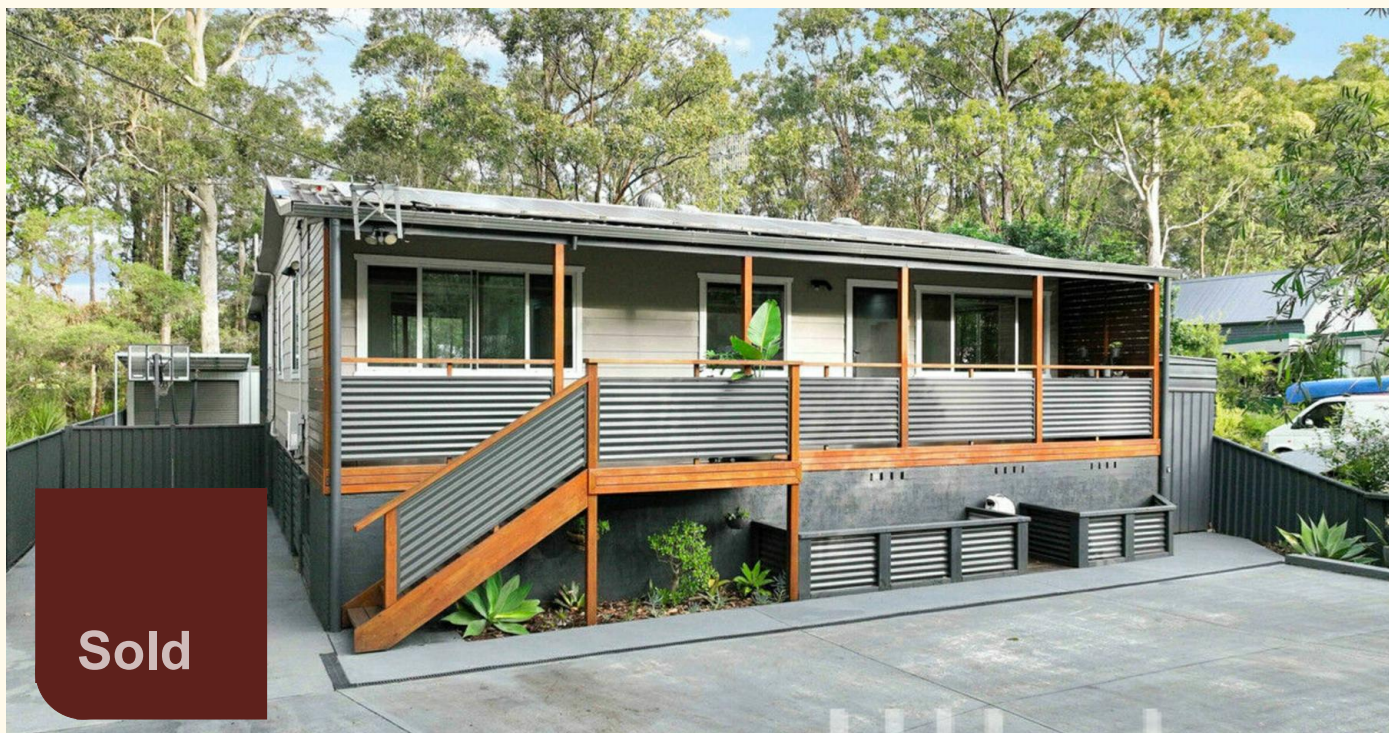


252 The Park Drive, Sanctuary Point

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

4 1 1

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

AGENTS

James Lewis
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james.lewis@ljhooker.com.au

Kate Tucciarone
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AGENCY

LJ Hooker Sanctuary Point | Vincentia
(02) 4442 1900

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.



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

Kate Tucciarone

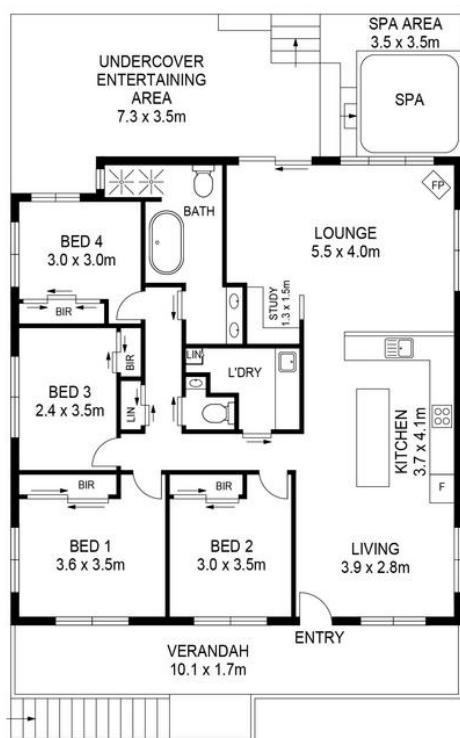
Licensed Real Estate Agent | kate.tucciarone@ljhooker.com.au

LJ Hooker Sanctuary Point | Vincentia (02) 4442 1900

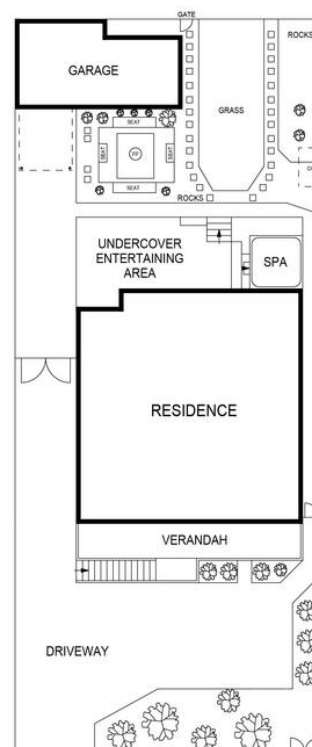
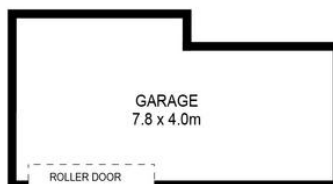
1/10 Paradise Beach, Rd, SANCTUARY POINT NSW 2540

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GROUND FLOOR



SITE PLAN

252 THE PARK ROAD, SANCTUARY POINT

RESIDENCE AREA : 215m² (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