



Sanctuary Point, 26 Roulstone Crescent

Charming 3-Bedroom Home with Modern Upgrades

This beautifully updated brick home is perfect for those seeking an investment opportunity - currently tenanted until February 2025. Situated on a generous 655 square metre block, the property offers both indoor and outdoor spaces that cater to all your needs.

The home features a spacious open plan lounge and dining area that flows seamlessly, creating a warm and inviting atmosphere for entertaining guests. At the heart of the home is a near-new kitchen, complete with sleek stone bench tops, an electric cooktop, and stainless steel appliances, including a dishwasher. The home is equipped with split system air conditioning to keep you comfortable all year round.

There are three bedrooms, two of which come with built-in wardrobes, providing ample storage space. A functional three-way bathroom for added convenience. The property also includes a single car garage with single carport.



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

\$675,000 - \$695,000

View

ljhooker.com.au/T64FAT

Contact

James Lewis

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

There is a large, fully fenced backyard, offering a covered entertaining area perfect for BBQs and outdoor gatherings. Two sheds provide extra storage for tools, gardening equipment, or hobby items.

The entire house has been refreshed with new carpet, flooring, and paint throughout, giving it a modern and clean feel. Located in a quiet, family-friendly neighbourhood, making it an ideal choice for families or investors alike.

Don't miss out on the opportunity to secure this modern, move-in-ready home with all the amenities you could wish for. Contact James Lewis on 0414 715 668 for more information or to arrange an inspection.

More About this Property

Property ID	T64FAT
Property Type	House
Land Area	655 m ²
Including	Toilets (1)

James Lewis 0414 715 668

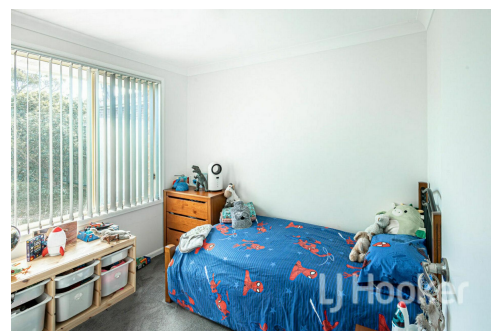
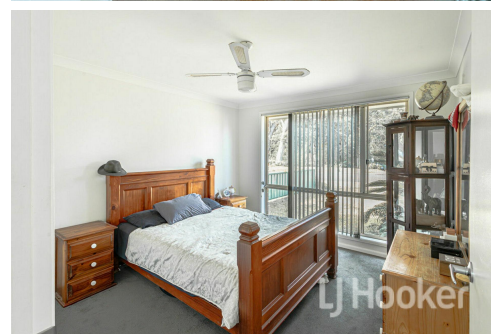
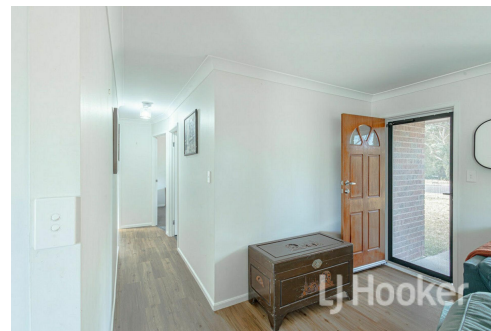
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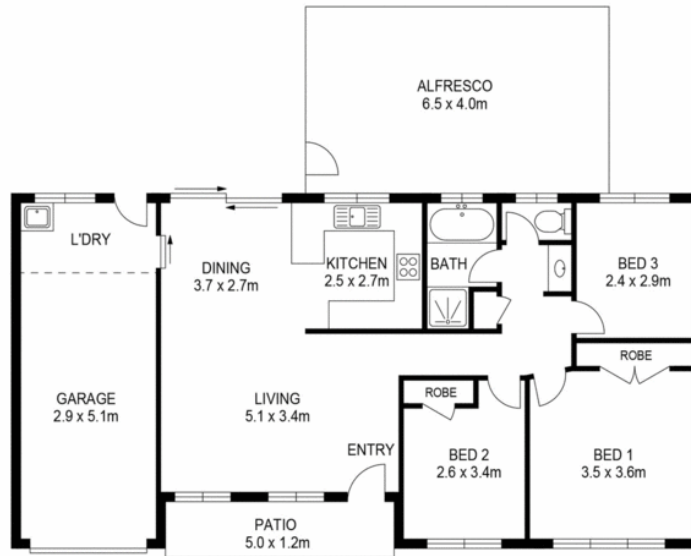
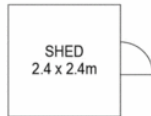
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26 ROULSTONE CRESCENT, SANCTUARY POINT

RESIDENCE AREA : 143 m² (APPROX INTERNAL AREA + GARAGE + PATIO + ALFRESCO + SHED)

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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