



276 The Park Drive, Sanctuary Point

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## Bring Your Toolbox And Finish The Vision

A true renovator's delight, this character-filled home offers the perfect opportunity to step in and finish what has already been thoughtfully started. With much of the hard work complete, including new windows and blinds, a new kitchen and multiple split-system air conditioners, this is an ideal project for a tradie or anyone keen to roll up their sleeves and reap the rewards.

The home is rich in charm, beginning with the sunny front verandah showcasing original fretwork - an inviting spot to enjoy a morning coffee. Inside, the living, dining and kitchen area features high ceilings and detailed cornices. The new polyurethane kitchen is nearly complete and offers a solid timber benchtop, upgraded electric stove and a bi-fold servery window that is perfectly positioned for a future deck or outdoor entertaining space.

Accommodation includes a generous main bedroom with floor-to-ceiling built-in robes, a second bedroom also with built-in storage, and an original bathroom with a separate toilet. Side access leads to a huge 9 x 7 metre shed with two high roller doors, ideal for storing vehicles, toys or creating the ultimate workshop, plus additional off-street parking.

**FOR SALE**  
\$580,000 - \$599,000

**VIEW**  
By Appointment

**AGENTS**  
Kate Tucciarone  
0494 187 031  
kate.tucciarone@ljhooker.com.au

James Lewis  
0414 715 668  
james.lewis@ljhooker.com.au

**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.

LJ Hooker

Backing onto a reserve, this property delivers space, privacy and enormous potential. Bring your toolbox, finish the vision, and transform this charming home into something truly special.

To arrange an inspection, call Kate Tucciarone on 0494187031 or James Lewis on 0414715668.

## MORE DETAILS

Property ID	TR4FAT
Property Type	House
Land Area	556 m2

### **Kate Tucciarone 0494 187 031**

Licensed Real Estate Agent | [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)

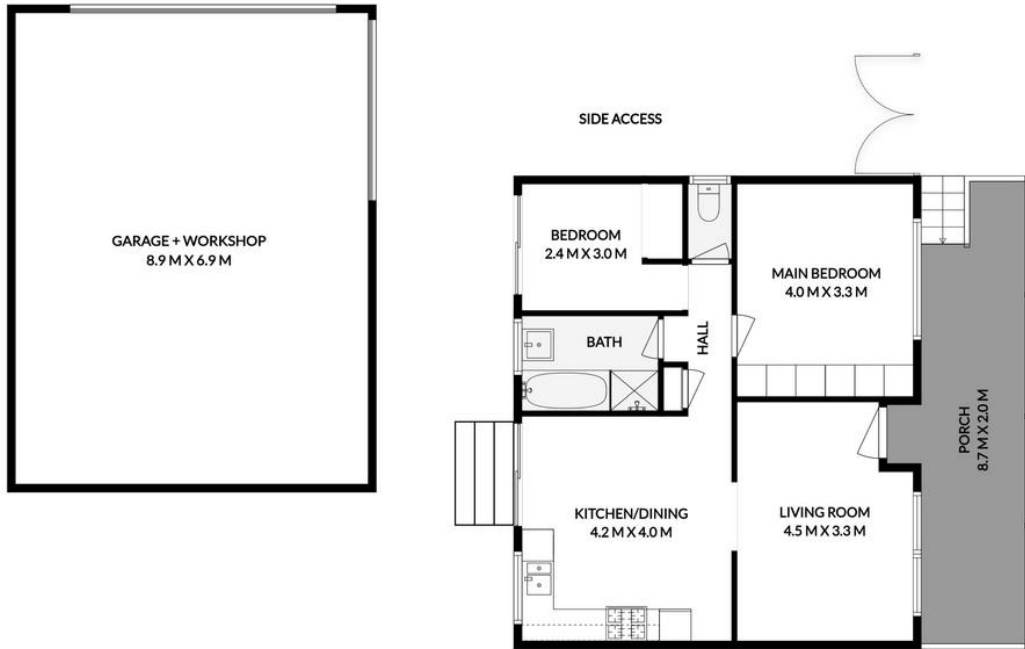
### **LJ Hooker Sanctuary Point | Vincentia (02) 4442 1900**

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

[sanctuarypoint.ljhooker.com.au](http://sanctuarypoint.ljhooker.com.au) | [sales.spv@ljhooker.com.au](mailto:sales.spv@ljhooker.com.au)



276 The Park Road,  
**SANCTUARY POINT**



GROSS FLOOR SPACE  
153 M2



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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