



35 Vost Drive, Sanctuary Point

## A Smart Blend of Comfort, Space and Functionality

Positioned in a desirable location, this well-maintained three-bedroom home offers a relaxed lifestyle with space to live, entertain, and enjoy.

Light-filled and thoughtfully designed, the home features an open living and dining area that forms a central hub for everyday living, complete with split-system air conditioning for year-round comfort.

The central kitchen is both practical and spacious, featuring electric appliances, a breakfast bench, and a built-in bar-ideal for casual meals or hosting friends and family. From here, step out to the enclosed outdoor entertaining area, creating a seamless indoor-outdoor flow suited to all seasons.

All three bedrooms are well-sized and include built-in robes, with the main bedroom offering direct access to the tastefully updated bathroom. Designed with dual access, the bathroom is both functional and conveniently positioned for everyday use.

Outside, the property continues to impress with a generous, level backyard offering plenty of room for kids, pets, or keen gardeners. Established gardens and fruit trees add to the appeal, while direct

3 1 1

**FOR SALE**  
\$720,000 - \$735,000

**VIEW**  
By Appointment

**AGENTS**  
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**AGENCY**  
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LJ Hooker

access to the reserve at the rear enhances the sense of space and privacy.

Additional features include side access to a single garage at the rear, a laundry with a second toilet, and a garden shed, providing excellent practicality.

Combining comfort, functionality, and a relaxed setting, this home presents a fantastic opportunity for families, downsizers, or investors alike.

Conveniently positioned just minutes from everyday essentials, including local shops and schools, the waters of St Georges Basin, and within easy reach of Vincentia's shopping precinct and the beaches of Jervis Bay.

Contact James Lewis on 0414715668 or Kate Tucciarone on 0494187031 to arrange an inspection.

## MORE DETAILS

Property ID	TT0FAT
Property Type	House
Land Area	646 m2

### James Lewis 0414 715 668

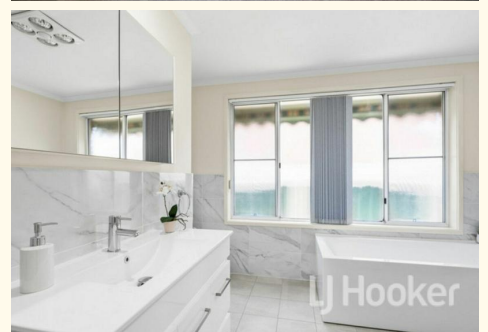
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GROSS FLOOR SPACE  
150 M2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.