



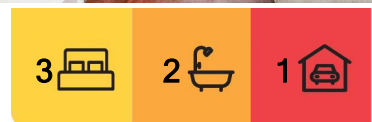
## Sanctuary Point, 36 Sanctuary Point Road

### Near-New 3-Bedroom Family Home with Expansive Backyard and Modern Features

This immaculate near-new home is designed with both comfort and convenience in mind, offering a perfect blend of contemporary living and outdoor relaxation. Set on a large 929sqm block, the property features spacious interiors and a huge backyard, ideal for family living and entertaining.

The master suite is a generous size, complete with a walk-in robe and private ensuite. Bedrooms two and three each feature built-in wardrobes and ducted vents, ensuring comfort throughout the seasons. The main bathroom is beautifully appointed with a shower, bath, and a separate toilet.

The open-plan living and dining area is the heart of the home, offering plenty of space for family gatherings or casual everyday living. The modern kitchen is well-equipped with a gas cooktop, oven, Smeg dishwasher, a breakfast bar, and a large, oversized pantry-ideal



**For Sale**  
\$850,000 - \$870,000

**View**  
By Appointment

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



for those who love to cook and entertain. The living room also includes a gas bayonet for additional heating and tri-fold doors that open out to a stunning rear deck, creating a seamless flow between indoor and outdoor spaces.

The large back deck overlooks a massive grassed backyard, providing the perfect space for kids to play or for outdoor entertaining. The backyard also features a range of established plants, including cherry tomatoes, cucumbers, lettuce, coriander, shallots, a passionfruit vine, lemon tree, and lime tree, adding a touch of greenery and fresh produce right at your doorstep.

This home is equipped with dual-zone ducted heating and cooling throughout, ensuring year-round comfort. The single automatic garage provides convenient internal access, and includes a laundry area along with additional workbench space for DIY projects or extra storage needs.

With its modern finishes, spacious layout, and large backyard, this property is perfect for growing families or those seeking a tranquil yet practical living space. Its location offers easy access to local amenities, parks, and schools, making it a truly ideal place to call home.

## More About this Property

Property ID	TA0FAT
Property Type	House
Land Area	929 m2

### James Lewis 0414 715 668

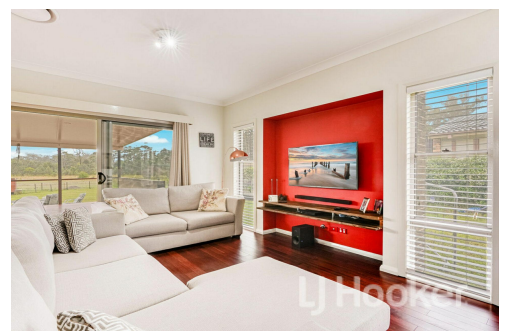
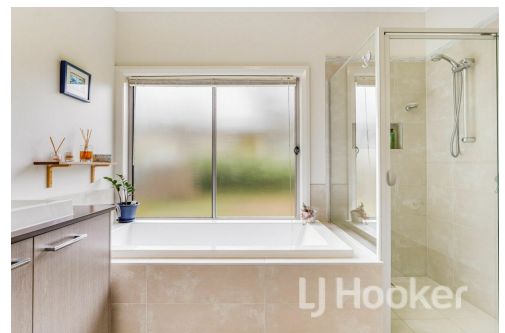
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### 36 SANCTUARY POINT ROAD, SANCTUARY POINT

RESIDENCE AREA : 162m<sup>2</sup> (APPROX INTERNAL AREA + GARAGE + PORCH + 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



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