

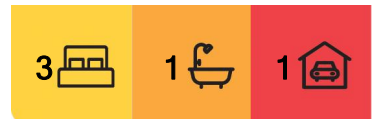
## Sanctuary Point, 4 Avro Avenue

Well maintained 3 bedroom home with side access

Welcome to this beautifully maintained 3-bedroom, 1-bathroom home, perfect for those who appreciate comfort and quality. Each bedroom features soft carpeting and built-in robes, offering plenty of storage and a welcoming atmosphere. The bathroom is thoughtfully designed with both a bathtub and a separate shower.

The kitchen is equipped with electric appliances with a view to the back yard. The living area is bright and airy, capturing the morning sun, making it a comfortable and inviting space for relaxation.

The large backyard is a true highlight, with mature fruit trees that create a peaceful outdoor space. The yard is fully enclosed with durable Colorbond fencing, providing privacy and security. An undercover entertaining area is ideal for hosting gatherings or simply enjoying a quiet moment outdoors.



**For Sale**  
\$640,000 - \$670,000

**View**  
[ljhooker.com.au/T7BFAT](http://ljhooker.com.au/T7BFAT)

**Contact**  
**James Lewis**  
0414 715 668  
[james.lewis@ljhooker.com.au](mailto:james.lewis@ljhooker.com.au)  
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[kate.tucciarone@ljhooker.com.au](mailto:kate.tucciarone@ljhooker.com.au)



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

This property also features a 1-car garage and side access, offering convenience and additional storage space for a boat or caravan. A garden shed is also available for extra storage.

Move-in ready, this home is an excellent opportunity for anyone looking to settle into a well-cared-for property. Contact James Lewis on 0414 715 668 today to arrange a viewing and make this lovely home yours.

## More About this Property

<b>Property ID</b>	T7BFAT
<b>Property Type</b>	House
<b>Land Area</b>	586 m2
<b>Including</b>	Toilets (1)

### James Lewis 0414 715 668

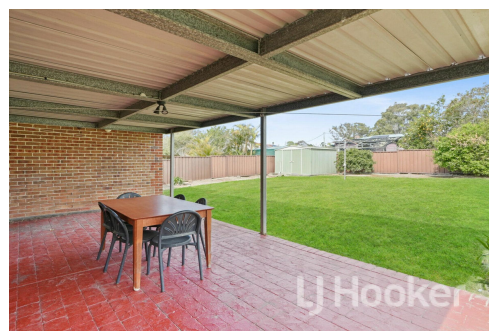
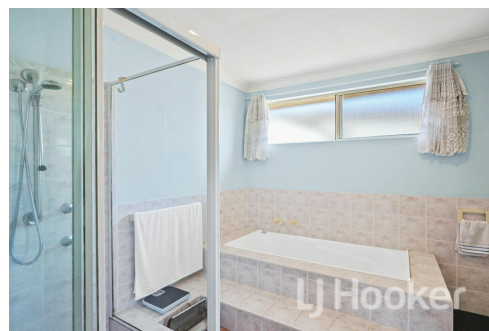
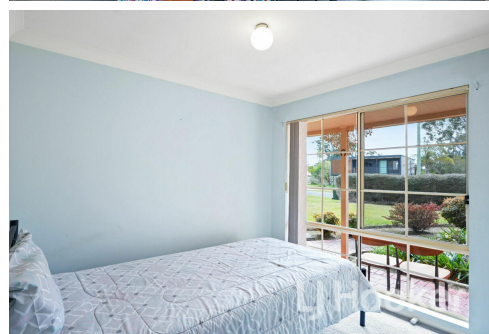
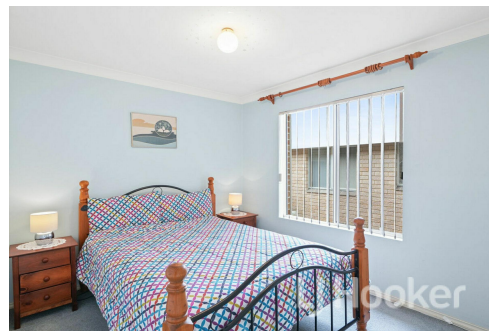
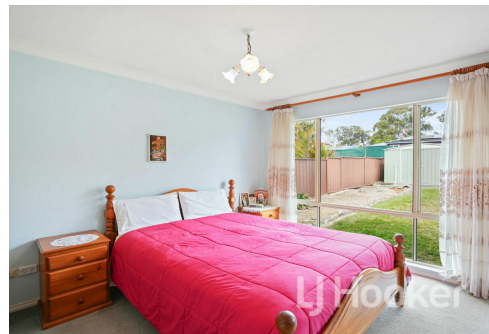
Principal | Auctioneer | james.lewis@ljhooker.com.au

### Kate Tucciarone

Sales Associate | kate.tucciarone@ljhooker.com.au

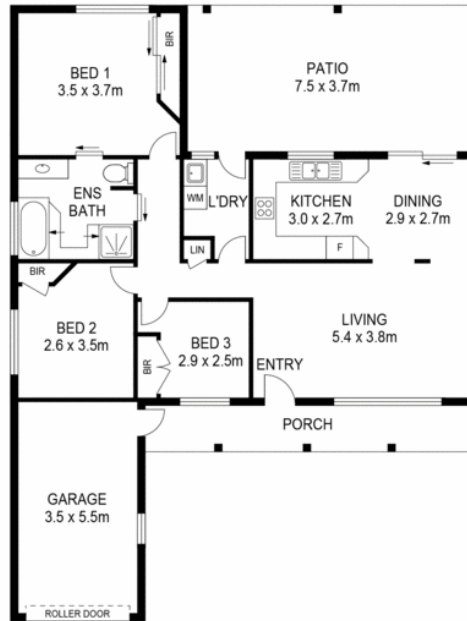
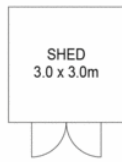
### LJ Hooker Sanctuary Point | Vincentia (02) 4443 9666

1/10 Paradise Beach, Rd, SANCTUARY POINT NSW 2540  
sanctuarypoint.ljhooker.com.au | sales.spv@ljhooker.com.au



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### 4 AVRO AVENUE, SANCTUARY POINT

RESIDENCE AREA : 158m<sup>2</sup> (APPROX INTERNAL AREA + GARAGE + PORCH + PATIO + 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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