



## Sanctuary Point, 44A Sanctuary Point Road

Modern 4-Bedroom Home with Premium Features and side access

This near-new 4-bedroom home combines contemporary design, comfort, and sustainable living on a spacious 500sqm block.

The master bedroom is a private retreat, featuring a large walk-in wardrobe and ensuite. Three additional bedrooms, each with built-in wardrobes, provide ample storage and space for family or guests.

The large open-plan living and dining area boasts tiled floors, air conditioning, and expansive sliding doors that lead seamlessly to the alfresco area, perfect for entertaining or relaxing. Additionally there is a second living, perfect as a media room or adults retreat.

The kitchen is thoughtfully designed with electric cooking, a dishwasher, a breakfast bar,



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**For Sale**  
\$830,000 - \$860,000

**View**  
Sat 7th Jun @ 11:30AM - 11:50AM

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



and plenty of bench and cupboard space to meet all your needs.

Sustainability and convenience are at the heart of this home. It features a HEEM 340L LoLine Electric Boosted Solar Hot Water system, a 6.64kW solar system with 16 panels, a 5kW inverter, and WiFi monitoring for energy efficiency. A slimline 3000L colorbond rainwater tank adds to the eco-friendly appeal.

The double garage offers automatic access and internal entry, while double-gated side access leads to a good-sized grassed backyard that wraps around the home, providing plenty of outdoor space. The internal laundry has direct external access to the clothes line for convenience.

This property is the perfect blend of modern living and sustainable features, offering a comfortable and functional space for families.

## More About this Property

Property ID	TB9FAT
Property Type	House
Land Area	500 m2
Including	Ensuite

### Kate Tucciarone

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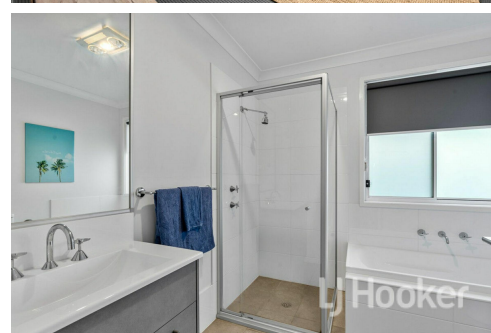
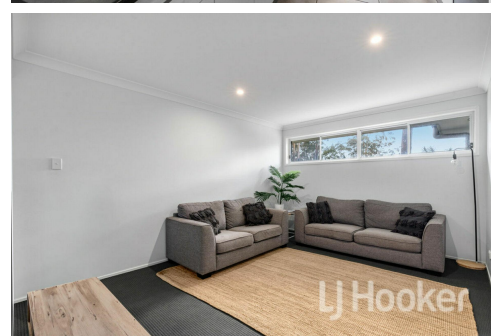
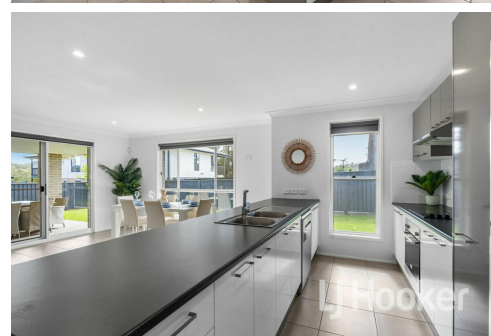
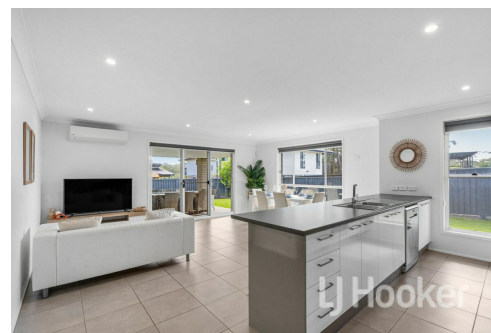
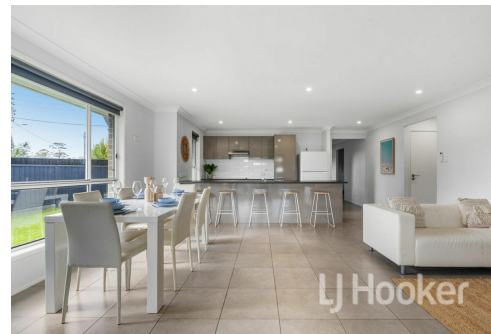
**James Lewis 0414 715 668**

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44a Sanctuary Point Road  
Sanctuary Point



GROSS FLOOR SPACE  
194 M2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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