

Sanctuary Point, 47 Waratah Crescent

Tranquil Family Haven Backing onto Golf Course

This amazing home is tucked away in a peaceful street and enjoys a truly special position, it even has a dedicated golf cart garage that has direct access to the Golf Course! Here, you are treated to more than just the scenic beauty of the fairways-you'll regularly spot kangaroos grazing and a variety of birdlife fluttering through the trees, creating a tranquil, nature-filled outlook.

The fully fenced yard ensures a safe and secure environment for children or pets to enjoy freely. You'll love the abundance of off-street parking, with a generous driveway leading to an oversized double garage. This versatile space also includes a studio/office, bathroom, and laundry-perfect for working from home or a teenager retreat.

Covered access between the garage and house means you can move easily in all weather, and the outdoor covered entertaining areas provide the ideal setting for gatherings with friends and family all year round.

Inside, the double-storey home offers flexible living. Upstairs features three comfortable bedrooms, and a convenient three-way bathroom, ideal for busy mornings. The main



For Sale
\$800,000 - \$850,000

View
ljhooker.com.au/TFNFAT

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bedroom enjoys its own private balcony with peaceful, elevated views across the course. Downstairs, a fourth bedroom with external access provides added privacy for guests or a home office. The kitchen is generously sized, boasting a gas cooktop and dishwasher, while the spacious air-conditioned living area offers comfort and style.

Location is key, and this home is ideally situated close to local shops, schools, and sporting grounds-making everyday living a breeze. And for water lovers, the stunning St Georges Basin is just moments away, offering endless opportunities for fishing, boating, kayaking, or simply soaking up the natural beauty.

With direct access to the golf course and a lifestyle that blends relaxation with convenience, this home is a rare and exciting opportunity. For more information and to arrange an inspection call James Lewis on 0414 715 668.

More About this Property

Property ID	TFNFAT
Property Type	House
Land Area	556 m2

James Lewis 0414 715 668

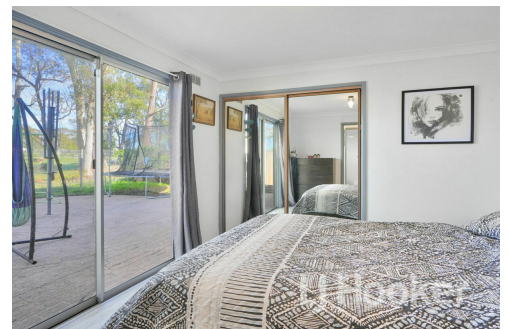
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47 WARATAH CRESCENT, SANCTUARY POINT

RESIDENCE AREA : 250m² (APPROX INTERNAL AREA + GARAGE + ALFRESCO + UNDERCOVER 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.



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