

Sanctuary Point, 6 Heron Avenue

Up in the Fresh Air

Nestled on a quiet street in Sanctuary Point, this two-bedroom home has much to offer for first-time buyers or investors. The living space is all on an upper floor level offering fresh air and natural light throughout. Featuring a comfortable open kitchen, dining and living space, and just down the hallway two good size, carpeted bedrooms. Being elevated this property captures glimpses of St Georges Basin.

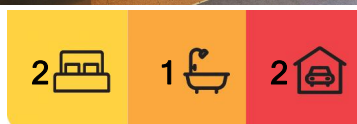
The laundry is situated at ground level and is surrounded by extensive under cover space and lends itself to future development. (stca)

One of the key features of the property is the large double garage behind the home, providing ample storage for vehicles, kayaks, hobbies... the list goes on. The home sits in the middle of a fully fenced 563sqm block.

What a great starting point in the market and a fantastic opportunity for the savvy investor.



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
\$590,000 - \$620,000

View
ljhooker.com.au/SX3FAT

Contact
James Lewis
0414 715 668
james.lewis@ljhooker.com.au
Kate Tucciarone
kate.tucciarone@ljhooker.com.au

LJ Hooker Sanctuary Point |
Vincentia
(02) 4443 9666

Call James Lewis today at 0414 715 668.

More About this Property

Property ID	SX3FAT
Property Type	House
Land Area	562 m2

James Lewis 0414 715 668

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

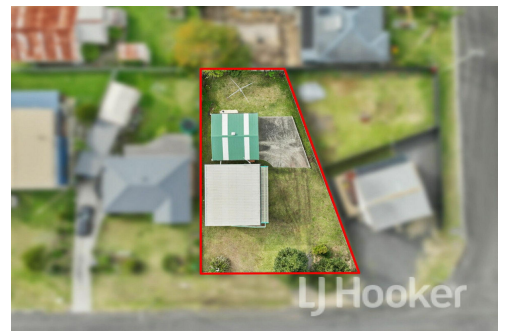
Kate Tucciarone

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

LJ Hooker Sanctuary Point | Vincentia (02) 4443 9666

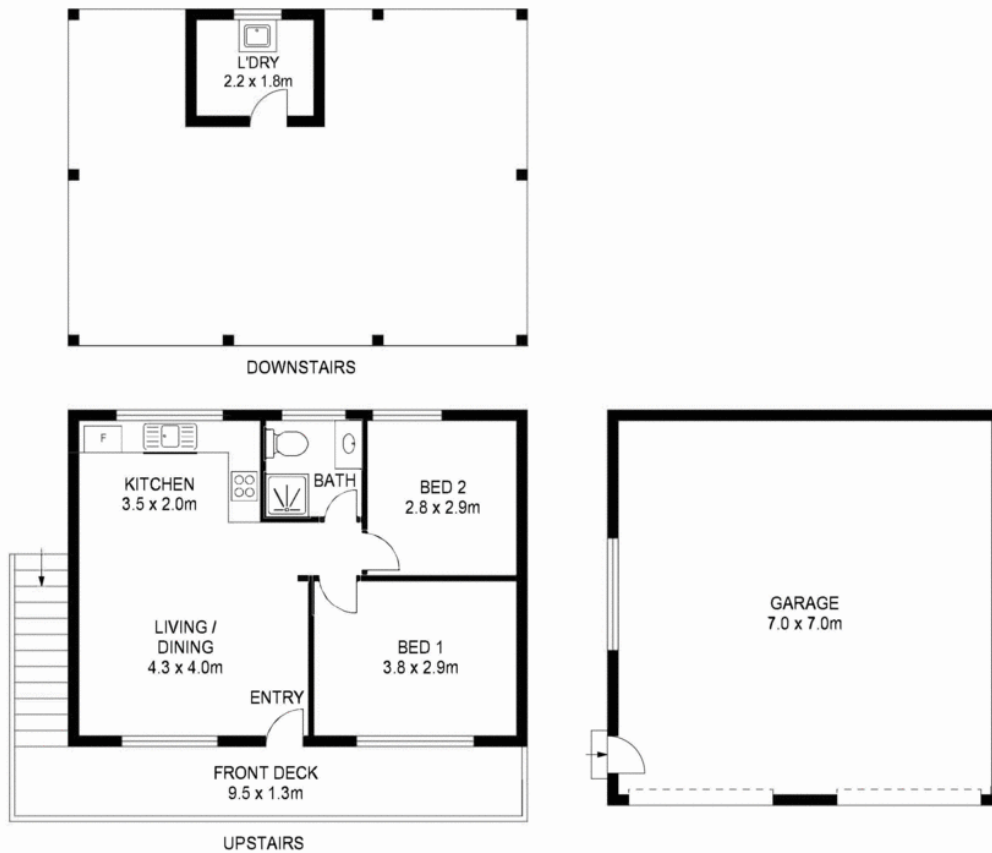
1/10 Paradise Beach, Rd, SANCTUARY POINT NSW 2540

sanctuarypoint.ljhooker.com.au | sales.spv@ljhooker.com.au



Disclaimer: All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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



6 HERON AVENUE, SANCTUARY POINT

RESIDENCE AREA : 116m² (APPROX INTERNAL AREA + GARAGE + DECK + L'DRY)

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



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

Disclaimer: All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.