

Sanctuary Point, 7 Roulstone Crescent

Bright 3-bedroom home with multiple living areas and big backyard

Tucked away in a quiet street and just moments from the bus stop, local shops, schools, and the beautiful St Georges Basin waterfront, this property is full of charm and potential. The home features three bedrooms, all with built-in robes, and a well-appointed three-way bathroom designed for convenience. Light and bright throughout, the property offers multiple living areas, including a formal lounge and dining space with dual aspect windows, perfect for relaxing or entertaining. The central kitchen overlooks the backyard and features timber flooring, a large breakfast bench, electric appliances, and a dishwasher, flowing through to a spacious rumpus area with split system air conditioning and sliding doors leading out to the patio. The large backyard offers ample space for outdoor entertaining, gardening or future improvements, while the double garage provides secure parking and additional storage. Complete with solar panels to help with energy costs, this welcoming home is ideal for families, downsizers, or savvy investors looking to secure a solid property close to the stunning beaches of Jervis Bay. Contact Kate Tucciarone on



For Sale
\$650,000 - \$670,000

View
ljhooker.com.au/TEXTFAT

Contact
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James Lewis
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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**

0494 187 031 to arrange an inspection.

More About this Property

Property ID	TEXFAT
Property Type	House
Land Area	706 m2

Kate Tucciarone

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

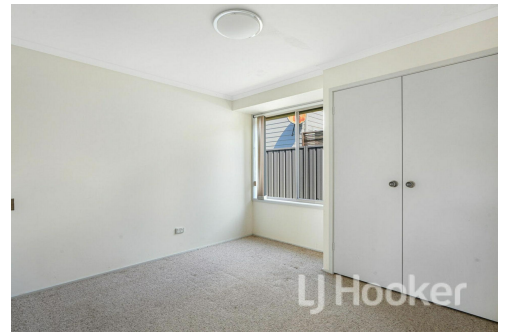
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1/10 Paradise Beach, Rd, SANCTUARY POINT NSW 2540

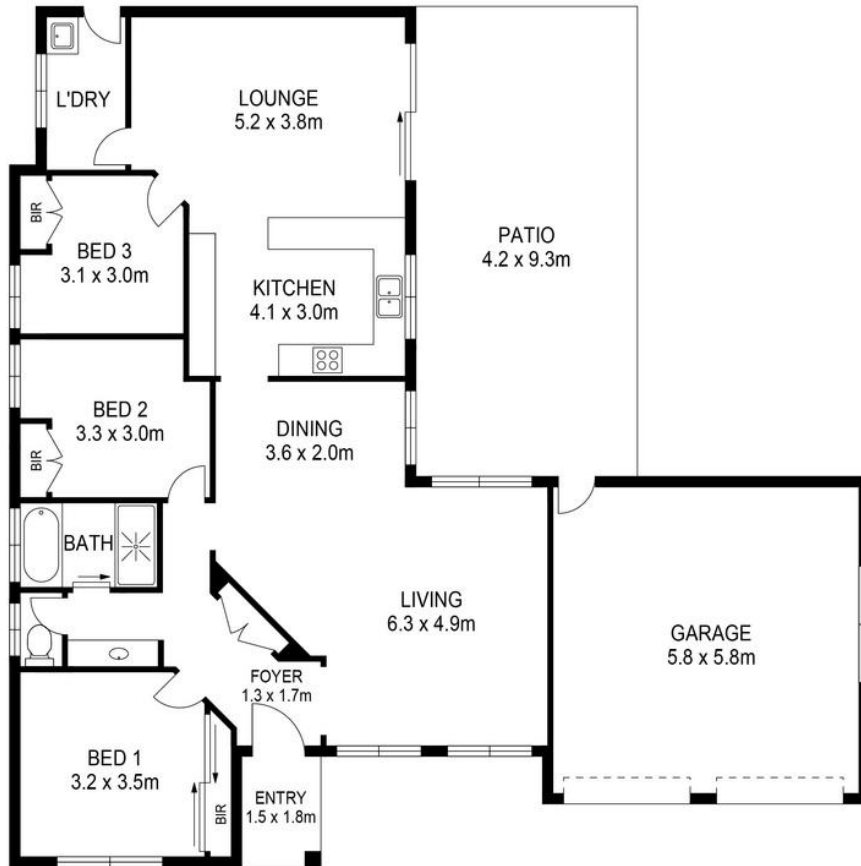
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7 ROULSTONE CRESCENT, SANCTUARY POINT

RESIDENCE AREA : 173m² (APPROX INTERNAL AREA + GARAGE + PATIO)

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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