



## Sanctuary Point, 86 Mustang Drive

### Neat Coastal Retreat

Coastal living and modern comforts blend seamlessly in this tidy brick home. With its light-filled interiors and fresh colour palette, this property is an inviting and functional retreat. The layout ensures every room is both practical and comfortable, offering an easy-living lifestyle for you and your loved ones.

The home features three generously sized bedrooms, each equipped with ceiling fans for added comfort. The master bedroom includes the luxury of a walk-in robe and direct access to the main bathroom, complete with updated shower and a relaxing corner bath — the perfect spot to unwind after a busy day.

At the heart of the home is the updated kitchen, which serves the living areas that are tiled for easy maintenance. For year-round comfort, air conditioning has been installed ensuring a cool retreat during summer and warmth throughout the winter months.

The indoor living areas extend effortlessly into an enclosed entertaining space, featuring an additional kitchen bench and sink — ideal for those who love to entertain or dine al fresco. Timber floors bring a touch of warmth, while a second air conditioner in this space



**For Sale**  
\$650,000 - \$685,000

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

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

ensures comfort throughout the seasons. Imagine hosting summer BBQs or enjoying quiet evenings with family in this inviting and versatile space. Step outside to enjoy the sunny outdoor position, perfect for setting up a deck chair and soaking in the beauty of your garden.

For convenience and security, the home includes a single garage with internal access, plus ample off-street parking for guests and additional vehicles. The fully fenced, level yard spans 560sqm and features a garden shed for extra storage or gardening tools.

This home offers the perfect blend of comfort and convenience, with everything you need just minutes away. Local amenities, including schools, shops, and recreational facilities such as the popular golf and Country Club, are within easy reach. Plus, you're just a short drive from the stunning St Georges Basin and the pristine beaches of Jervis Bay —perfect for weekend adventures and enjoying a laid-back coastal lifestyle.

Don't miss the opportunity to own this fantastic family home in a highly sought-after location. To arrange a viewing call James Lewis: 0414 715 668.

## More About this Property

<b>Property ID</b>	TAGFAT
<b>Property Type</b>	House
<b>Land Area</b>	556 m2
<b>Including</b>	Toilets (1)

### James Lewis 0414 715 668

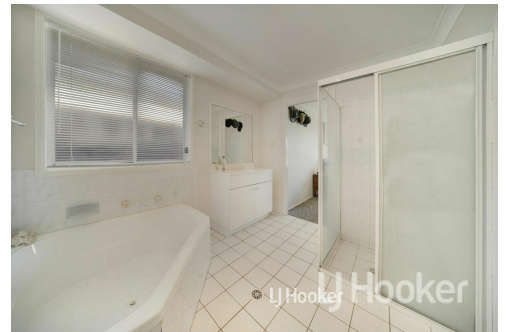
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### Kate Tucciarone

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

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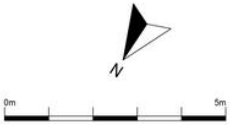
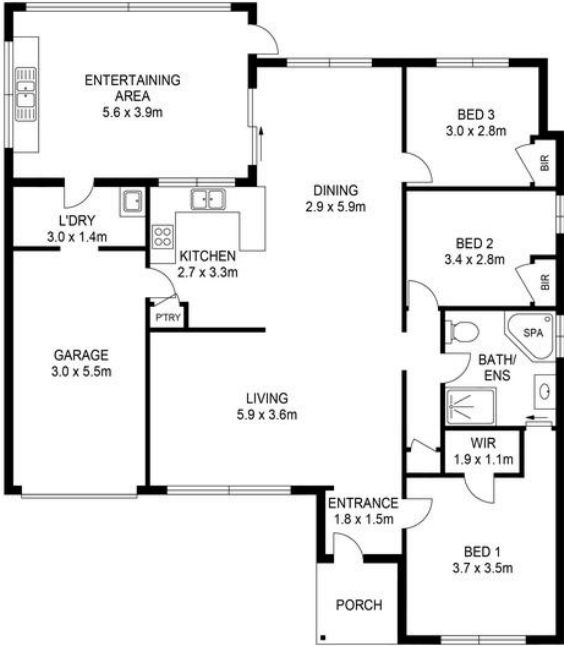
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SHED  
3.5 x 2.5m



**86 MUSTANG DRIVE, SANCTUARY POINT**

RESIDENCE AREA : 160 m<sup>2</sup> (APPROX INTERNAL AREA + GARAGE + PORCH + 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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