



9 Anabel Place, Sanctuary Point

Family Living in a Quiet Cul-de-Sac

Positioned in a peaceful cul-de-sac, this well-presented residence combines comfort, functionality and everyday ease on a generous 660sqm parcel. Designed with family living in mind, the flexible floorplan, easy-care surrounds and practical features create a home that's ready to enjoy.

Stepping inside, you'll immediately appreciate the sense of space created by the expansive open-plan living area. Seamlessly connected, the lounge and dining spaces offer a generous central hub allowing you to configure the home to suit your lifestyle. Overlooking it all, the well-appointed kitchen is perfectly positioned to remain connected to the heart of the home, featuring ample storage, electric cooking, a dishwasher and excellent bench space.

Accommodation comprises four well-proportioned bedrooms, including a master bedroom complete with a walk-in wardrobe and ensuite. The remaining bedrooms all feature built-in wardrobes and are serviced by a central family bathroom with both a bath and separate shower.

Sliding doors extend the living outdoors to a covered alfresco area overlooking the lush green lawn, creating an inviting space to relax or entertain while keeping an eye on children and pets enjoying the secure, fenced backyard. Predominantly grassed, the yard is both

4 2 2

FOR SALE
\$875,000 - \$925,000

VIEW
Sat 25th Jul @ 12:45PM - 1:15PM

AGENTS
James Lewis
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AGENCY
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Interested parties must rely solely on their own enquiries.



spacious and easy to maintain, offering plenty of room to enjoy without the upkeep.

Approximately 22 metres of street frontage provides the added benefit of valuable side access, offering flexibility for those requiring space for a boat, caravan, trailer or additional vehicles, subject to individual requirements. A double garage with internal access, split-system air conditioning and a functional internal laundry with direct outdoor access complete the home.

Enjoying a convenient location close to parks, sporting fields, schools, local shopping and the foreshore of St Georges Basin, this wonderful home combines space, functionality and everyday comfort in an established neighbourhood of quality homes.

To find out more and arrange an inspection contact James Lewis on 0414715668 or Kate Tucciarone on 0494187031.

MORE DETAILS

Property ID	TVPFAT
Property Type	House
Land Area	660 m2
Including	Ensuite
	Toilets (2)

James Lewis 0414 715 668

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

Kate Tucciarone

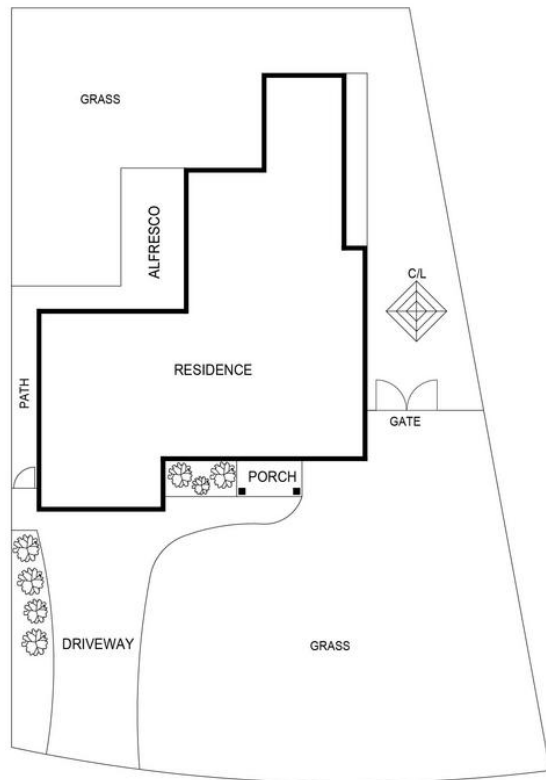
Licensed Real Estate Agent | kate.tucciarone@ljhooker.com.au

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SITE PLAN
(NOT TO SCALE)

9 ANABEL PLACE, SANCTUARY POINT

RESIDENCE AREA : 214m² (APPROX INTERNAL AREA + GARAGE + ALFRESCO + PORCH)

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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CREATIVE