

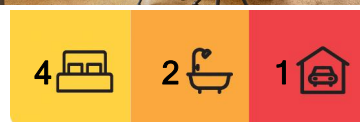
## Sanctuary Point, 9 Attunga Avenue

Water views from every window!

This large 4-bedroom, double-storey family home offers light-filled spaces and filtered water views from every window, creating a serene and airy retreat. The spacious ground level features an expansive dining area that flows effortlessly through to the kitchen, where a freestanding SMEG oven with a 6-burner gas cooktop and breakfast bar await, all with a beautiful outlook to the bush and Basin.

Upstairs, you will find the 4 bedrooms. The main bedroom includes a study nook and built-in robe, with panoramic windows that invite the natural surroundings indoors. Bedroom two has sliding doors leading out to a private balcony, while the third and fourth bedrooms also offer picturesque bush and Basin views. With a bathroom conveniently located on each level, the home is designed for family living and ease of access.

Situated on a 679m<sup>2</sup> block, the backyard is perfect for outdoor enjoyment, surrounded by low-maintenance gardens, ideal for gatherings and relaxation. An extra-wide single garage



### For Sale

\$890,000 to \$940,000

### View

[ljhooker.com.au/T6XFAT](http://ljhooker.com.au/T6XFAT)

### Contact

**James Lewis**

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



provides ample space for parking and storage.

Bordering a peaceful waterfront reserve with minimal neighbours, this property offers an exceptional sense of privacy and tranquility, making it the perfect escape from the hustle and bustle. Enjoy the natural beauty and calm of this unique setting, all within a comfortable, spacious family home.

Contact James Lewis on 0414 715 668 to arrange a viewing of this amazing home.

## More About this Property

<b>Property ID</b>	T6XFAT
<b>Property Type</b>	House
<b>Land Area</b>	679 m2

### James Lewis 0414 715 668

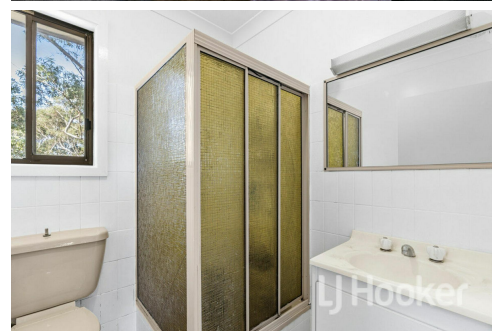
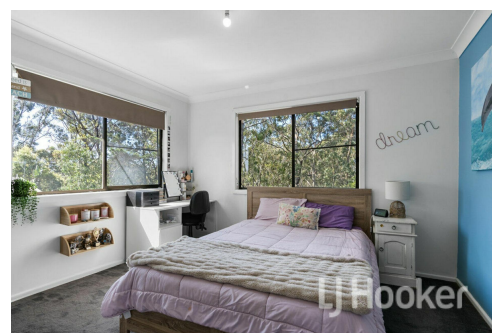
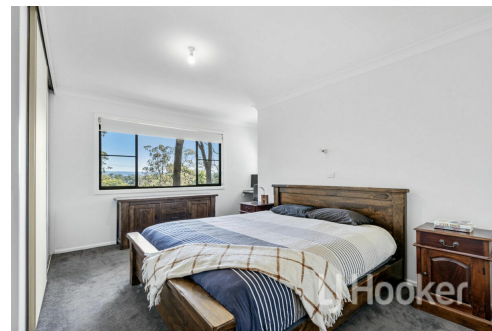
Principal | Auctioneer | james.lewis@ljhooker.com.au

### Fiona Lewis 0414 343 242

Director | fiona.lewis@ljhooker.com.au

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

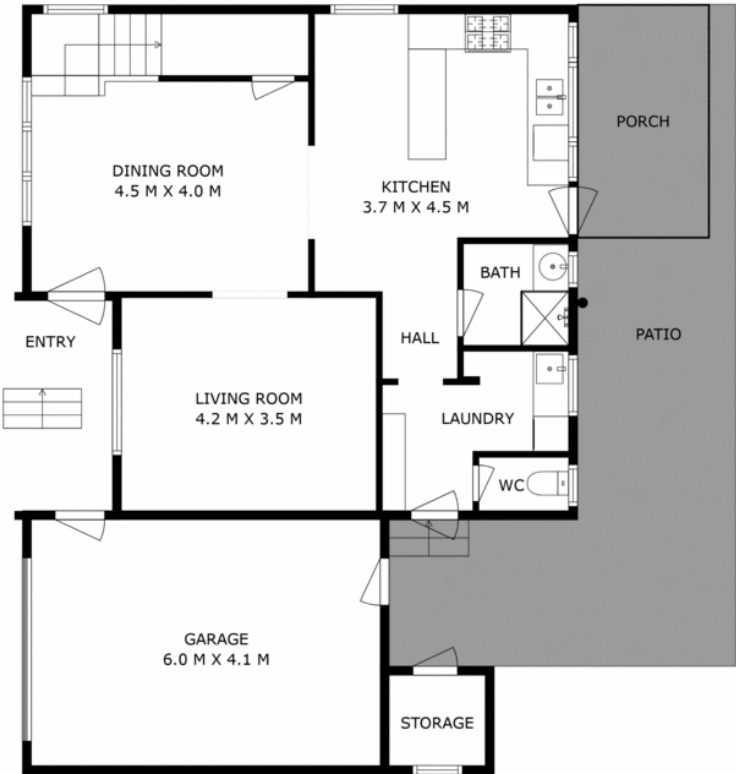
1/10 Paradise Beach, Rd, SANCTUARY POINT NSW 2540  
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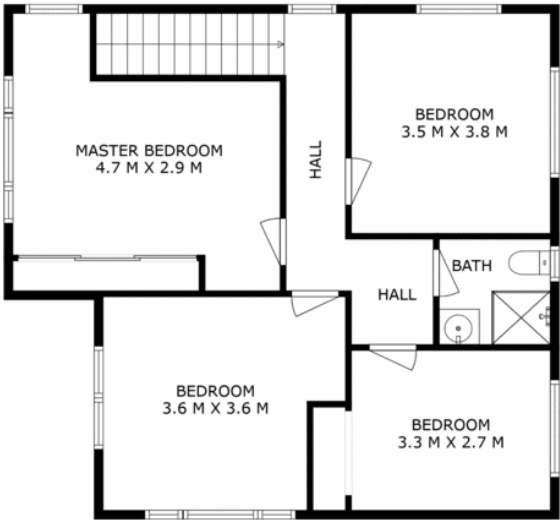
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9 Attunga Avenue Sanctuary Point



FLOOR 1



FLOOR 2



GROSS FLOOR SPACE  
216 M2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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