



4/53-57 Paradise Beach Road, Sanctuary Point

## Neat and spacious unit backing onto the golf course

This spacious two-bedroom stand-alone unit offers a rare lifestyle opportunity with direct access to the golf course, making it a true golfer's dream. Ideally positioned within a short walk to shops, the library, bus stop, and the waterfront, the home sits privately within a small, well-kept complex.

Both bedrooms are fitted with built-in robes and ceiling fans, while the large lounge and dining area is enhanced by split system air conditioning, a ceiling fan, and sliding doors that open to a back deck overlooking the fairways. The original but well-maintained kitchen features a breakfast bar and electric appliances, offering plenty of functionality. The home also includes a main bathroom with separate toilet, a generous internal laundry, and excellent storage throughout.

Outdoors, you'll find a private gated front courtyard, a grassed backyard with golf course views, and a single detached garage with a secondary parking space. Combining convenience, comfort, and a sought-after location, this property presents an outstanding opportunity.

To book your inspection, call James Lewis on 0414715668 or Kate

2 1 2

**FOR SALE**  
\$530,000 - \$565,000

### AGENTS

James Lewis  
0414 715 668  
james.lewis@ljhooker.com.au

Kate Tucciarone  
0494 187 031  
kate.tucciarone@ljhooker.com.au

### AGENCY

LJ Hooker Sanctuary Point | Vincentia  
(02) 4442 1900

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

Tucciarone on 0494187031.

## MORE DETAILS

Property ID TK9FAT  
Property Type Villa

**James Lewis 0414 715 668**

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

**Kate Tucciarone 0494 187 031**

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

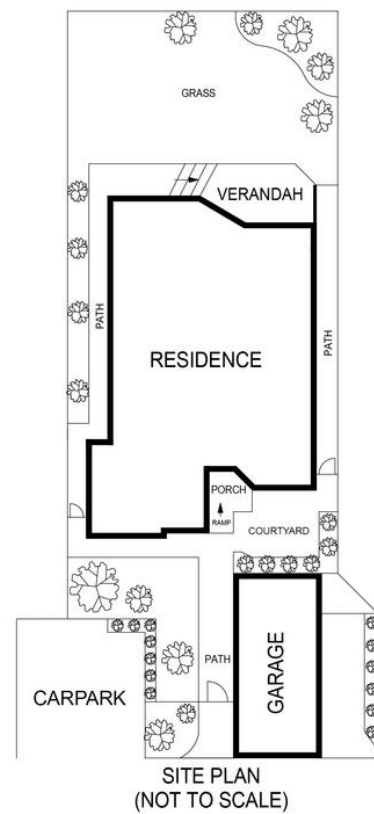
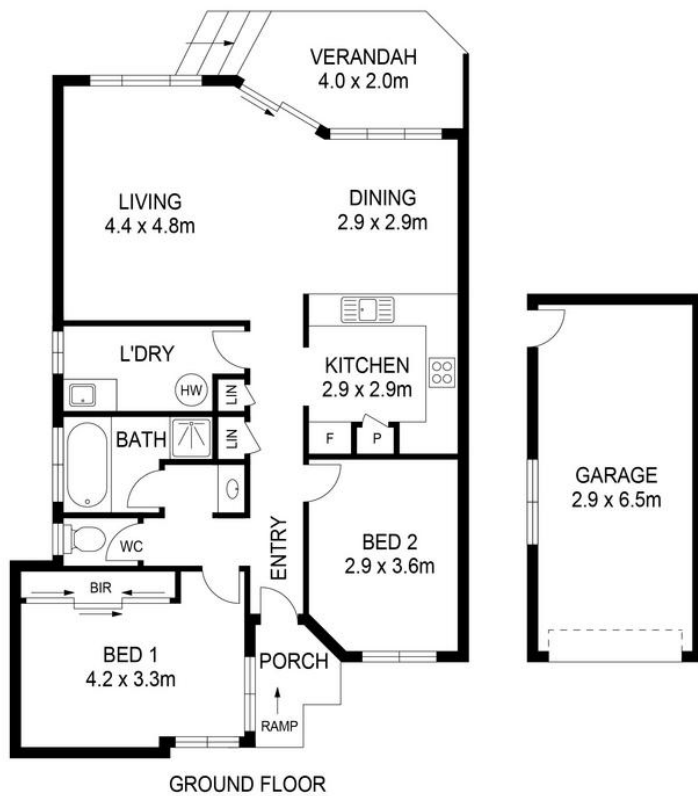
**LJ Hooker Sanctuary Point | Vincentia (02) 4442 1900**

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

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



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.



## 4/53-57 PARADISE BEACH ROAD, SANCTUARY POINT

RESIDENCE AREA : 114m<sup>2</sup> (APPROX INTERNAL AREA + GARAGE + VERANDAH + 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.



**Cue.**  
CREATIVE