



12 Smout Court, Sandstone Point

Ready for the Sea Change… But Not Suburbia — Need Some Space?

Tucked away in a quiet cul-de-sac just 300 metres from the Sandstone Point waterfront, this substantial two-storey family home delivers the space, privacy and flexibility that true sea-change buyers are searching for — without the squeeze of suburbia. Set on a generous 899 sqm block, the home features five bedrooms and three bathrooms.

Perfectly designed for large families or multi-generational living. Four bedrooms are located upstairs, complemented by ducted air conditioning.

A fifth bedroom and full bathroom downstairs provide the ideal guest or home office option.

Multiple living zones ensure everyone has room to relax, including two separate lounge areas and a formal dining room.

The heart of the home is the kitchen, overlooking the pool, making everyday living and entertaining effortless. Step outside to a covered outdoor entertaining area, a demountable pool room, and a private, secure yard — perfect for relaxed coastal living.

5 3 2

FOR SALE

Offers over \$1.3 million

VIEW

By Appointment

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Practicality meets lifestyle with an electric gated entry, a double lock-up garage, and plenty of space for a caravan or boat. At the rear of the property, enjoy private access to walking tracks, adding a peaceful, nature-connected feel rarely found this close to the water.

Features include:

- Swimming Pool
- Ducted air conditioning upstairs
- Solar power
- Secure electric gates
- Quiet, family-friendly cul-de-sac location

Sandstone Point continues to prove its appeal, with property values increasing by an impressive 84% over the past five years (RP Data) — highlighting both the lifestyle and long-term value on offer.

If you've been dreaming of space, privacy and a coastal lifestyle — without compromising on comfort or convenience — this home is one you won't want to miss.

MORE DETAILS

Property ID	X7DHCP
Property Type	House
Land Area	899 m2
Including	Pool

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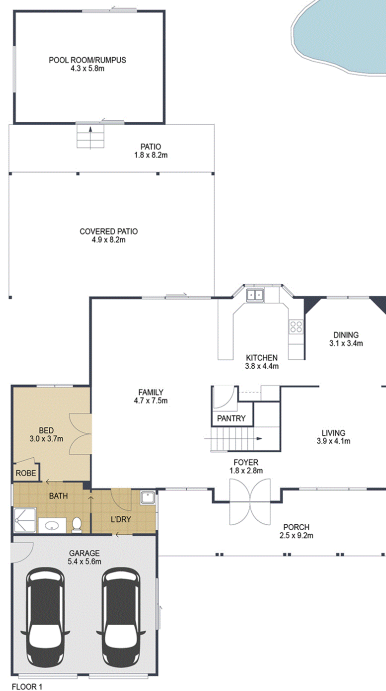
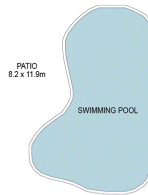
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TOTAL: 350 m²

ARTIST'S IMPRESSION ONLY: While every attempt has been made to ensure the accuracy of this floor plan's areas and measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Floor plan by: www.openview.com.au