



12 Smout Court, Sandstone Point

5 3 2

## Ready for the Sea Change&hellip; But Not Suburbia &mdash; 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 &mdash; 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 &mdash; perfect for relaxed coastal living.

**FOR SALE**

Please Call

**AGENTS**

Geoff Martin

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**AGENCY**

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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) &mdash; highlighting both the lifestyle and long-term value on offer.

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

## MORE DETAILS

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

**Geoff Martin 0427 914 990**

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