




23 Horizon Crescent, Vincentia

## Investor's Dream: Two Modern Duplexes in Prime Location — Buy one or Both!

Boasting independence and privacy, this stunning 3-bedroom duplex is the perfect blend of modern convenience and relaxed living. Located in a quiet street surrounded by quality homes, this property offers the ideal lifestyle for those seeking comfort and ease. The master bedroom offers a spacious walk-in robe and ensuite, while the second and third bedrooms feature built-in robes, providing ample storage space. The open-plan kitchen and living areas flow effortlessly to the undercover alfresco area, perfect for enjoying meals or unwinding in the fresh coastal air. The home is designed for easy, low-maintenance living, with a single-car garage and plenty of storage space. The established grounds are both beautiful and easy to maintain, ensuring that you can enjoy outdoor space without the hassle. With ducted air conditioning throughout, you'll be comfortable year-round. The fully fenced yard offers security and privacy. Enjoy the convenience of being within walking distance to local shops, schools, and sporting fields, and just a short stroll to the world-renowned white sands of the stunning Jervis Bay. A rare chance to secure both sides of this well-designed duplex —

3  2  1 

**FOR SALE**  
\$790,000 - \$820,000

### AGENTS

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

Kate Tucciarone  
kate.tucciarone@ljhooker.com.au

### AGENCY

LJ Hooker Sanctuary Point | Vincentia  
(02) 4443 9666

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**

ideal for investors, multi-generational living, or those seeking strong rental returns. Be sure to check out the adjoining property at 29 Bayswood Avenue, Vincentia for the full picture!  
For more information call James Lewis: 0414 715 668.

## MORE DETAILS

Property ID TH5FAT  
Property Type DuplexSemi-detached

**James Lewis 0414 715 668**

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

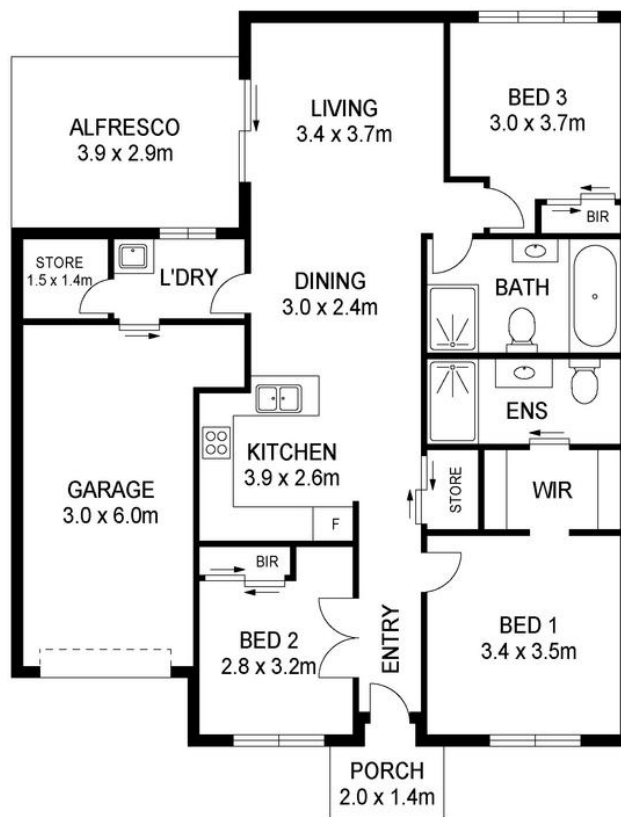
**Kate Tucciarone**

Sales Associate | kate.tucciarone@ljhooker.com.au

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

1/10 Paradise Beach, Rd, SANCTUARY POINT NSW 2540  
sanctuarypoint.ljhooker.com.au | sales.spv@ljhooker.com.au





## 23 HORIZON CRESCENT, VICENTIA

RESIDENCE AREA : 130m<sup>2</sup> (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.



**Cue.**  
CREATIVE

 **LJ Hooker**

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**