



## Vincentia, 17 Argyle Street

### A Dream Location with Future Development Potential

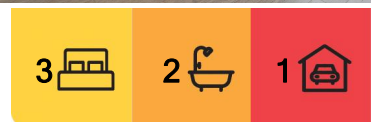
This coastal delight offers a double storey home with endless possibilities. The home is 2 bedrooms with the potential to use the internally accessed downstairs area as a third bedroom or as wonderful guest quarters or even your own studio! The spacious design features stunning exposed beams, adding character and warmth, while air-conditioning ensures comfort throughout both the living areas and bedrooms. With two bathrooms, this home provides convenient living.

Recently refreshed inside and out, the home is painted in a tasteful neutral colour palette, creating a modern and inviting atmosphere. Positioned on a level corner block in a peaceful, quiet location, this property also offers lucrative development potential (STCA), with the house situated to one side of the block.

Located just a short stroll from the stunning white sand beaches of Jervis Bay, this property is perfect whether you're looking for a holiday getaway or planning to put down roots in one of the most desirable destinations. You'll also enjoy easy access to the café and restaurant scene in Huskisson, along with local schools, shops, and sporting fields.



**Disclaimer:** 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.



**For Sale**  
\$1,250,000 - \$1,350,000

**View**  
[ljhooker.com.au/TF3FAT](http://ljhooker.com.au/TF3FAT)

**Contact**  
**James Lewis**  
0414 715 668  
[james.lewis@ljhooker.com.au](mailto:james.lewis@ljhooker.com.au)  
**Kate Tucciarone**  
[kate.tucciarone@ljhooker.com.au](mailto:kate.tucciarone@ljhooker.com.au)

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

Don't miss the opportunity to live in this fantastic part of the world-your dream home awaits! To arrange an inspection, call James Lewis: 0414 715 668.

## More About this Property

<b>Property ID</b>	TF3FAT
<b>Property Type</b>	House
<b>Land Area</b>	695 m2

### James Lewis 0414 715 668

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

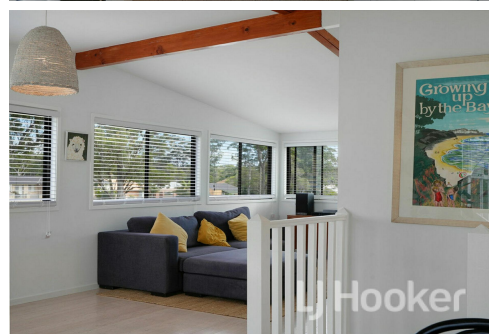
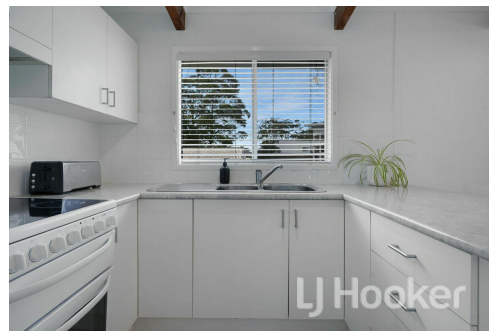
### Kate Tucciarone

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

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

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

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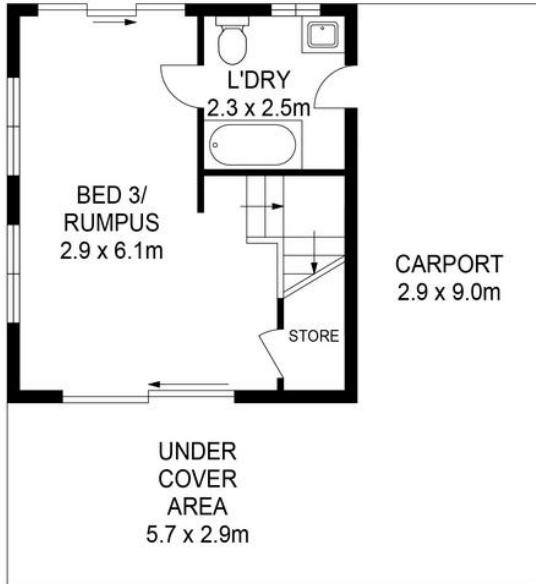


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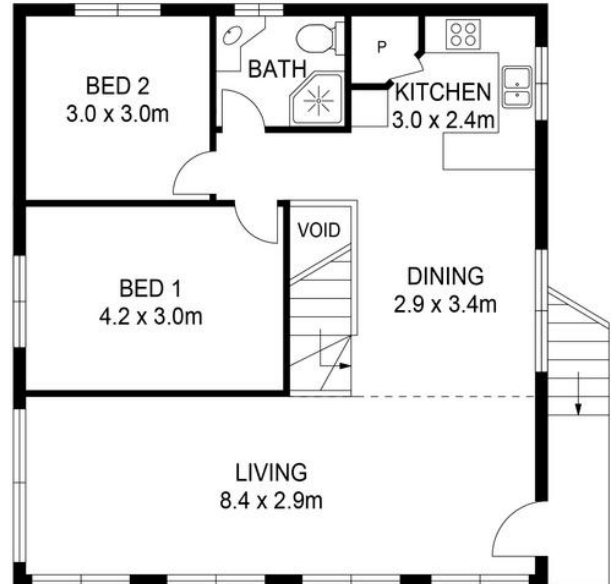
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SHED  
2.1 x 2.3m



GROUND FLOOR



FIRST FLOOR

### 17 ARGYLE STREET, VICENTIA

RESIDENCE AREA : 161m<sup>2</sup> (APPROX INTERNAL AREA + CARPORT + UNDER COVER AREA + SHED)

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.



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