



45 Summercloud Crescent, Vincentia




## Spacious Home Opposite Parklands in Bayswood Estate

Positioned opposite a peaceful reserve, this impressive contemporary home occupies a 660m<sup>2</sup> corner block within the highly sought-after Bayswood Estate. Surrounded by quality homes in a welcoming, family-friendly neighbourhood, it delivers an exceptional coastal lifestyle just moments from local shops, schools, and the pristine beaches of Jervis Bay.

Defined by high ceilings and generous proportions throughout, the home has been thoughtfully designed to offer both space and versatility for modern family living. The lower level features a spacious open-plan kitchen, living, and dining area, complemented by a separate formal lounge, a powder room, and a well-appointed laundry with abundant storage.

At the heart of the home, the kitchen is sure to impress, showcasing modern cabinetry, 40mm stone benchtops, a large island, a 900mm freestanding cooker, dishwasher, and a walk-in pantry-perfectly suited to both everyday living and entertaining.

Upstairs, four generously sized bedrooms all include built-in robes. The main suite serves as a private retreat, complete with a large walk-

4  3  2 

**FOR SALE**  
\$1,350,000

**VIEW**  
By Appointment

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 **LJ Hooker**

in wardrobe and a beautifully appointed ensuite with dual vanities and a separate bath. The family bathroom also features dual sinks and a deep soaking tub. An additional upstairs rumpus opens onto an undercover balcony, providing a peaceful space to take in the parkland views, while plantation shutters and sheers throughout the home add a refined, cohesive finish.

Designed to embrace indoor-outdoor living, multiple sliding doors connect the interior to an expansive undercover alfresco area overlooking established, mature gardens-creating the perfect setting for entertaining or relaxing with family and friends.

A double garage with drive-through access, along with additional side access to the rear yard, offers excellent flexibility for off-street parking of boats, caravans, or extra vehicles. The generous grassed yard further enhances the sense of space and lifestyle on offer.

With multiple living zones and expansive proportions throughout, this home provides ample space for the whole family to enjoy. Combining quality finishes, thoughtful design, and a highly desirable location, it presents a standout opportunity within one of the area's most sought-after estates.

For further information or to arrange an inspection, contact James Lewis on 0414715668 or Kate Tucciarone on 0494187031.

## MORE DETAILS

Property ID	TS1FAT
Property Type	House
Land Area	660 m2

### James Lewis 0414 715 668

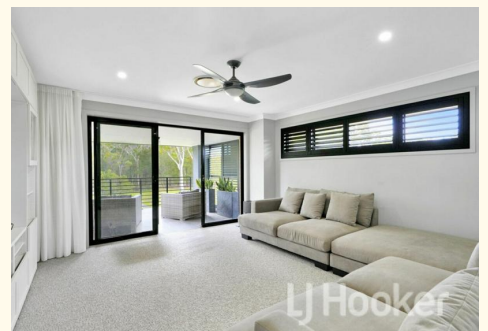
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**45 SUMMERCLOUD CRESCENT, VICENTIA**

**RESIDENCE AREA : 344m<sup>2</sup> (APPROX INTERNAL AREA + GARAGE + ALFRESCO + PORCH + BALCONY)**

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