

**146 Waratah Cresent, Sanctuary Point, NSW 2540**



**Sold House**

Friday, 9 February 2024

146 Waratah Cresent, Sanctuary Point, NSW 2540

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 556 m2**

**Type: House**



Kevin Johnston  
0423381461



Mitchell Klein  
0413915808

**\$667,500**

Nestled in the tranquil and picturesque suburb of Sanctuary Point, 146 Waratah Crescent stands as a testament to comfortable living. Presented by Kevin Johnston and Mitchell Klein, this property is a true gem waiting to be discovered by its new owners. Upon arrival, you are immediately struck by the property's charm and kerb appeal. The 3-bedroom, 2-bathroom brick home boasts a single garage, a testament to its practicality. As you step inside, a comfort and convenience unfolds before you. The heart of this home is its spacious living area, offering natural light that streams in through the window. The reverse cycle air conditioning ensures that you are always comfortable, no matter the season. The bedrooms, two of which are adorned with built-in wardrobes, offer ample storage space. The main bathroom is complete with a vanity, toilet, bath, and shower, catering to both relaxation and functionality. The master bedroom features an ensuite, offering privacy and convenience with its vanity, toilet, and shower. The kitchen, adjacent to the living room, is a culinary haven. It has been tastefully updated and equipped with modern conveniences. Electric Westinghouse appliances and soft close drawers make meal preparation a breeze. The kitchen area is tiled, making maintenance effortless, while plush carpeting graces the rest of the home, adding a cozy touch. But the charm of this property extends beyond its interiors. Step through the dining area, and you'll find yourself on a covered deck-a perfect spot for al fresco dining or relaxation. The laundry, situated externally, adds to the practicality of the home. Meanwhile, the backyard accommodates a shed, offering ample storage for your tools and equipment. The property's frontage, measuring an impressive 27 meters, adds to its appeal. However, what truly sets this home apart is its unbeatable location. It sits directly across from The Country Club St Georges Basin, a dream come true for golf enthusiasts and those seeking community activities. Whether you prefer to drive your golf cart for a quick two-second trip or take a leisurely five-second stroll, everything you need is right at your doorstep. Additionally, the property's proximity to the crystal-clear waters of Jervis Bay and the serene lifestyle waters of The Basin means you can easily indulge in the best that coastal living has to offer. In conclusion, 146 Waratah Crescent, Sanctuary Point, is more than just a property; it's a lifestyle. With its spacious and well-maintained interiors, a kitchen that inspires culinary creativity, and a backyard perfect for relaxation, it offers everything you need for comfortable living. The prime location, with its proximity to recreational clubs and stunning beaches, is the icing on the cake. Don't miss the chance to make this house your home. Reach out to Kevin Johnston and Mitchell Klein today to schedule a viewing. Your dream home awaits at 146 Waratah Crescent, Sanctuary Point-a place where comfort, convenience, and coastal living converge.