

# 22 Sanctuary Court, Goonellabah, NSW 2480



## House For Sale

Thursday, 21 March 2024

22 Sanctuary Court, Goonellabah, NSW 2480

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 6**

**Area: 1302 m2**

**Type: House**



Robyn Hunt  
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**\$1,050,000 - \$1,090,000**

A must to inspect! Perfectly positioned in a tightly held enclave, and set on a sprawling 1,302m<sup>2</sup> north-facing block, this impressive property is one you will never want to leave. With income potential from the self-contained studio, a massive workshop space, and an abundance of room still left over for the whole family, this magnificent home has been cleverly designed to offer an enviable lifestyle. The owners have reluctantly downsized and have reduced the price of this incredible property for a quick sale - don't miss this rare offering! Showcasing stunning views that run the entire length of the house, this dual-level residence features light-filled and spacious open-plan living and dining areas, conveniently adjoining the central kitchen with stone benchtops and two-drawer dishwasher. Awaken each day to mountain views draped in mist, whilst lying in bed in the main bedroom - with its private balcony, roomy modern ensuite and expansive wardrobe storage. Three additional bedrooms on the main floor comfortably cater to the rest of the family/friends, and also encompass ceiling fans and built-in wardrobes. Tastefully renovated in neutral colour tones, the stylish main bathroom includes an indulgent free-standing bath, and separate second vanity area. The lower level of the property is where you will discover the generous family/studio space with ensuite, it's own separate access, covered outdoor area, and more of the impressive mountain views. ...and then we come to the workshop! Being the domain of a mechanic for the duration of its life, this incredible setup is a rare find and provides seemingly endless room in which to create (and store) to your heart's content. With excellent storage right throughout, the home also includes air-conditioning, ceiling fans, a separate laundry and a brand new hot water system. Complete with a drive-through 4 car garage with internal access, and an extra height carport for the caravan or boat, there is a multitude of options for the vehicles and large toys. The delightful, gently rolling block is positioned at the end of a quiet cul-de-sac that is what some might consider a well kept secret of the Goonellabah northern ridgeline. Complementing its beautiful surrounds, the property is just a stone's throw from a major shopping hub, sporting facilities, schools and so much more. This property presents an unmissable opportunity - do not delay - call Robyn Hunt today on 0448 448 758 to arrange your inspection. \*\* Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.