



3 Melaleuca Place, Bomaderry

## "Highly Sought After Location"

- 3 Bedroom brick + tile home
- Huge lounge room/ R/C A/C/ bar
- Family room/ R/C A/C, fan
- Dining room
- Kitchen/ electric cooktop/ oven/ dishwasher
- 3 Way bathroom/ renovated
- 2nd Toilet in laundry
- Huge outdoor entertainment area
- Double garage + workshop area with double remote access and internal + external access
- Double entry doors/ dual linen closet
- Solar panels/ garden shed/ water tank
- Double built-in robes and fans in all bedrooms
- Established gardens
- 813sqm Fully fenced block with side access

This very tidy property would suit those looking for a solid family home or a great investment.

Please call Peter on 0402 267 411 to arrange a private inspection.

3 1 2

**FOR SALE**  
Contact Agent

**VIEW**  
By Appointment

**AGENTS**  
Peter Rapley  
0402 267 411  
prapley.nowra@ljhooker.com.au

**AGENCY**  
LJ Hooker Nowra  
(02) 4421 2957

## MORE DETAILS

Property ID 6PPHSD  
Property Type House  
Land Area 813 m2

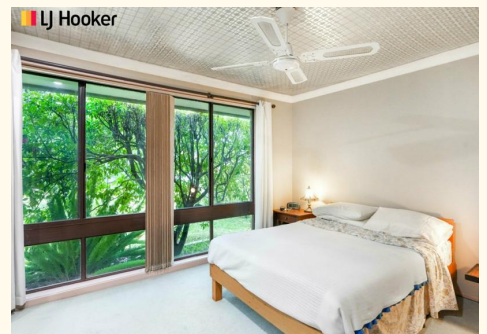
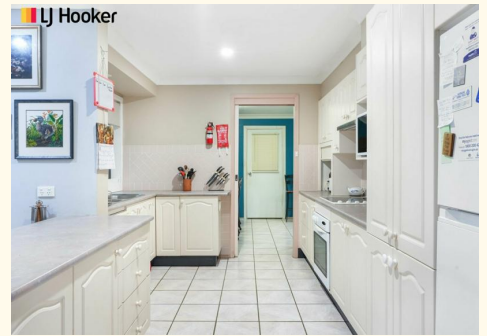
**Peter Rapley 0402 267 411**

Licenced Real Estate Agent | [prapley.nowra@ljhooker.com.au](mailto:prapley.nowra@ljhooker.com.au)

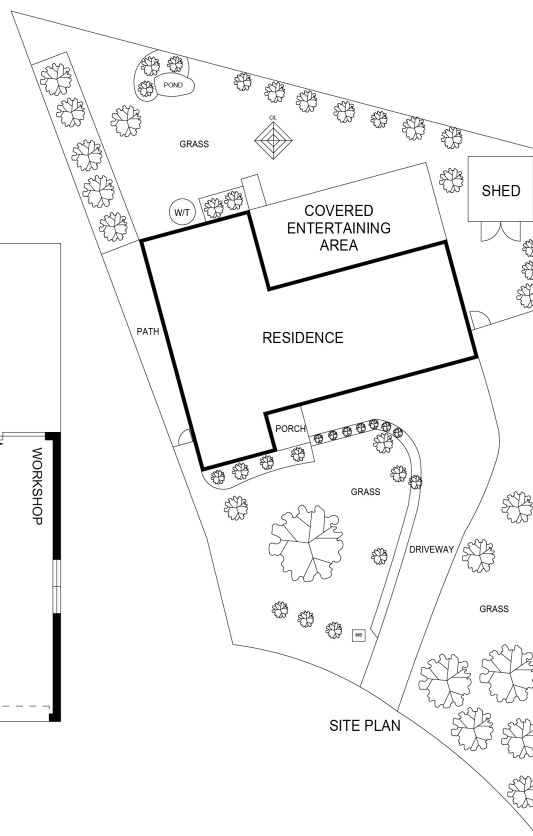
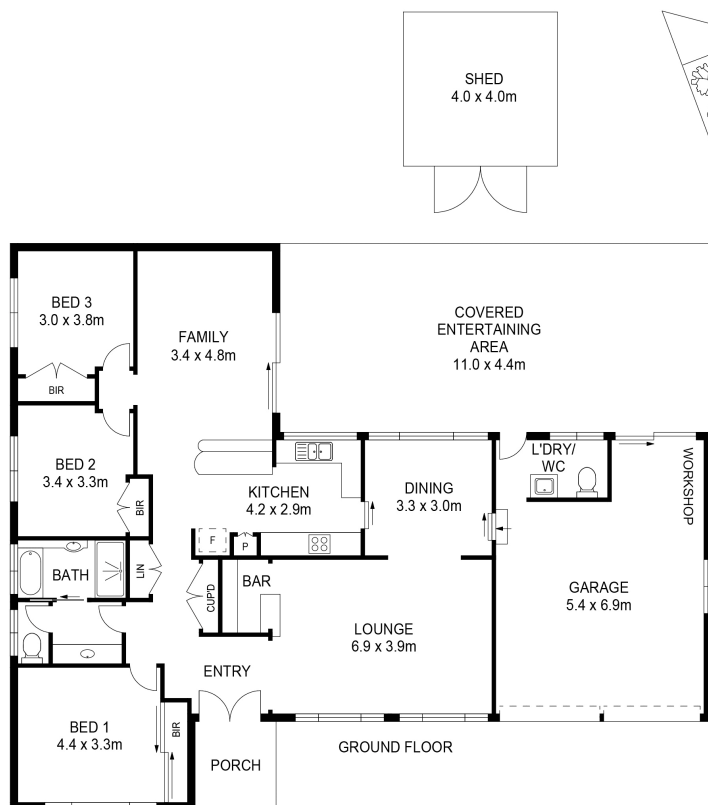
**LJ Hooker Nowra (02) 4421 2957**

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Interested parties must rely solely on their own enquiries.



GROSS INTERNAL AREA  
 GROSS INTERNAL AREA: 134m<sup>2</sup>, EXCLUDED AREAS:  
 GARAGE: 33m<sup>2</sup>, PORCH: 5m<sup>2</sup>, ENTERTAINING: 55m<sup>2</sup>, SHED: 16m<sup>2</sup>  
 TOTAL: 243m<sup>2</sup>

MEASUREMENTS ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

