



## Callala Bay, 3 Callala Street

Top Street on the Headland

A highly sought after location in Callala Bay with a lovely country/coastal home set on a large 979sqm landscaped block of land with established gardens, creating a tranquil oasis. The outdoor entertainment area and rear yard is north facing capturing sunlight all day streaming into the rear of the home lighting up the living, dining, kitchen and bedroom. This home is brick veneer surrounded by large timber windows capturing the natural light and lovely leafy outlook of the front and rear yard, your own private Oasis.

The home is comfortable and cosy with a wood-fire to enjoy in winter and autumn, cool down with ceiling fans and the natural sea breeze in summer & spring. This home is positioned in a quiet no through road in a sought after location 90m to the water with panoramic views of Jervis Bay , only 140m to bicentennial park & the footbridge leading you over to Callala Beach & the longest stretch of white sands in Jervis Bay.

This home is unique in design with a warm homely feel of coastal and country, 3 carpeted

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**For Sale**  
\$1,419,900

**View**  
By Appointment

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bedrooms with built-ins & ceiling fans. The living areas enjoy beautiful Blackbutt hardwood flooring throughout with floor to ceiling timber framed windows inviting the outside in. The study overlooks the leafy & private front yard, perfect work from home space or use as a spare room for guests. The updated country kitchen is the heart of the home and adjoins the dining & living all with floor to ceiling timber windows & glass doors allowing you to be comfortable inside while enjoying the outdoors overlooking the large private and tranquil yard.

Side access to the rear yard with a long concrete driveway leading you to the large 10m x 9m x 3m high shed with workshop, a pitch roof, includes amenities, shower, toilet & basin, the automatic roller door is 2.7m high x 5m wide. The workshop space with amenities includes a 2000 litre water tank and is also a great space for a studio. Private and secure off street parking for the boat & caravan, all the toys and equipment you will need to enjoy this seaside location.

Cycle/walkway almost at your front door leading you down to the boat ramp, jetty, park and natural bushland walking tracks surrounding this lovely coastal village. Ride or walk to the shopping centre, school, sports field and doctors. Catch the husky ferry from Myola to Huskisson for the day to enjoy cafe, restaurants, tours & breweries.

## More About this Property

<b>Property ID</b>	682HSD
<b>Property Type</b>	House
<b>Land Area</b>	979 m2
<b>Including</b>	Study Toilets (3) Fire Place Courtyard Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced 90m to water side access to large shed/workshop parking for boat & caravan

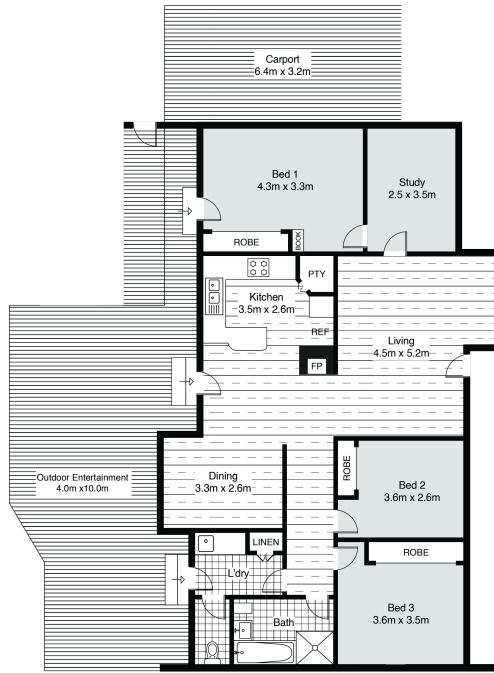
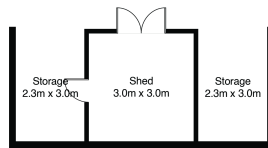
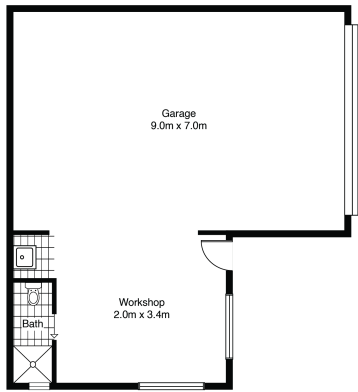
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All attempts have been made to ensure the accuracy of this floor plan.  
All measurements of doors, windows, opening direction, room measurements are approximate  
and no responsibility is taken for any error, omission or misstatement this plan is for display purposes only and not to scale.  
The total floor area is not a guarantee. Should be used as an approximation and not be used on the basis of valuation.

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