






Callala Bay, 31 Chapman Street

Developers, Investors & Renovators

Looking for that large block of land so close to the ocean you can hear the waves, breath in the fresh sea air, enjoy a morning swim in clear, calm, blue waters or an afternoon stroll on powder white sands. This large block is a rare property to come to market, located only 1 street back from the ocean, approx. 260m from the crystal clear waters & white sands of stunning Jarvis Bay. Enjoy the morning sunrise & long walks on the Beach and the peace & tranquility of living on the south coast. Walk to the boat ramp & jetty, picnic area & park, the beautiful Bay is the ultimate family spot to enjoy swimming, sailing, paddling, fishing & relaxing.

Positioned on a large 1416sqm block with established private gardens at the front & rear of the home, set back from the street to enjoy privacy & your tranquil gardens. This original fibro cottage with 3 bedrooms, bathroom, seperate toilet and a open plan living, dining & kitchen is the perfect starter or investment. Opening from the living room you walk into a fully enclosed north facing sunroom, step down into the double garage and adjoining

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For Sale
Please Call

View
ljhooker.com.au/5YVHSD

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workshop. Drive thru access on one side of the garage to the backyard, 2 garden sheds for storage and plenty of room to extend.

This home is perfect for first home buyers, creative renovators, or those yearning for a serene coastal escape, just needs some TLC, new paint and flooring. If your the investor knock down and start again with a large new home or 2 homes, subdivide subject to council approval check with SCC. Ease of access to Callalal local township, beaches, cafe, supermarket & shops. Surrounded by nature, bushland, parks, cycle/walkway & native animals easy walk to shops, school, pre-school & sports field. The RSL club and golf course nearby in Callala Beach, ride or drive to Myola and catch the husky ferry to Huskisson.

More About this Property

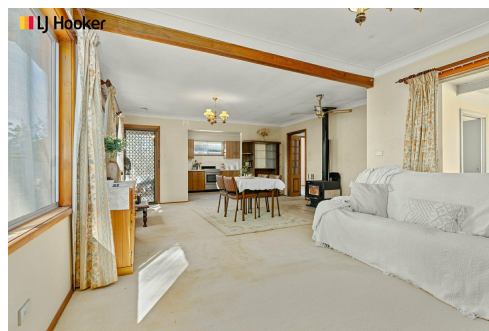
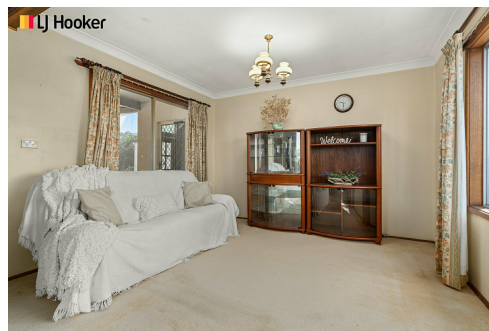
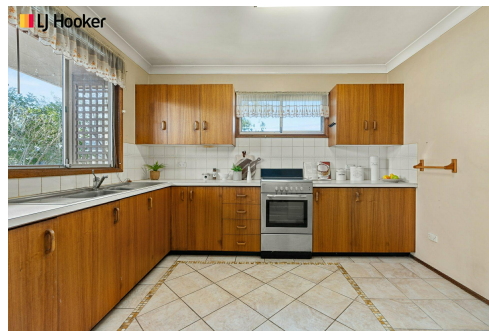
Property ID	5YVHSD
Property Type	House
Land Area	1416 m ²
Including	Toilets (2) Fire Place Deck Workshop Built-in-Robes Secure Parking Fully Fenced Large block development potential walk to the water

Vanessa Middleton 0492 945 367

Licensed Real Estate Agent | Member of the LJ Hooker Captains Club |
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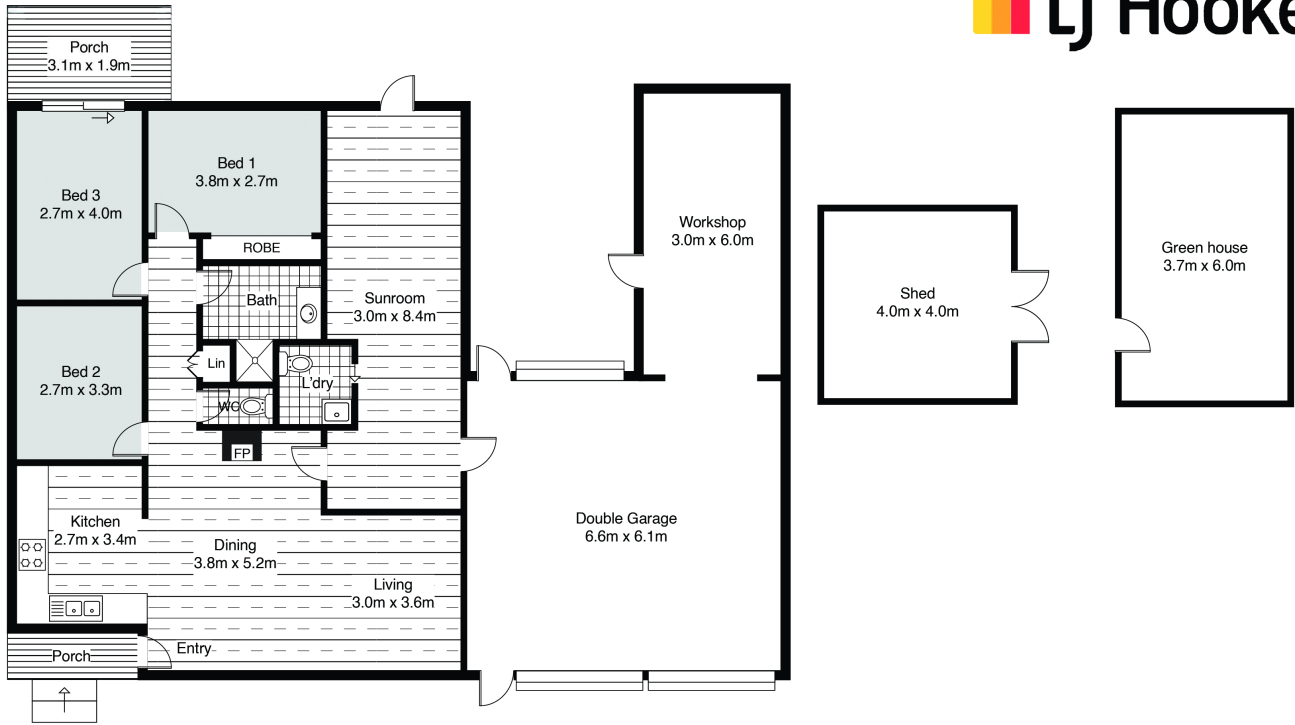
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All attempts have been made to ensure the accuracy of this floor plan.
 All measurements of doors, windows, opening direction, room measurements are approximate
 and no responsibility is taken for any error, omission or misstatement this plan is for 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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