







37 Sydney Avenue, Callala Bay

Discover Your Dream Home in Callala Bay - Embrace the Boating Lifestyle!

Welcome to your new home, move in ready in the heart of Callala Bay, where the serene beauty of the water meets the comforts of modern living. This spacious property is perfect for families & boating enthusiasts alike, offering a unique blend of spacious interiors & outdoor adventures right at your doorstep. Walk to the water and Wowly Creek approx 580m, where you can enjoy swimming, snorkeling & paddling.

This corner block, two street entry with rear yard access & dual gates allowing plenty of parking for the boat & caravan. A large open plan family home, north facing home with a big backyard, brand new colorbond roof & fences.

Property Features:

- 4 Bedrooms: Each bedroom is designed for comfort and relaxation, featuring built-in robes, ceiling fans & plantation shutters.

4 2 2

FOR SALE
$1,099,000

VIEW
By Appointment

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

- 2 New Modern Bathrooms: Enjoy the convenience of two well-appointed bathrooms, ensuring ample space for family and guests.

- Modern kitchen, dining, living and lounge room with a cosy woodfire, lovely open plan design

- 2 Car Garage: With two garages, you'll have plenty of room for your vehicles, as well as additional storage for your boating gear and equipment.

- Spacious Land Area of 782 sqm: This expansive block provides plenty of outdoor space for entertaining, gardening and room to add on.

Boating Lifestyle:

Callala Bay is renowned for its stunning waterways and proximity to some of the best boating spots on the South Coast. Whether you're an avid sailor, a fishing enthusiast, or simply love spending time on the water, this location is a dream come true. With easy access to the pristine waters of Jervis Bay, you can enjoy a day of boating, kayaking, or paddle boarding, all just moments from your front door. Walk along the pristine beach with miles of powder white sand and crystal clear waters of Jervis Bay.

Community and Amenities:

In addition to its natural beauty, Callala Bay offers a friendly community atmosphere, with local shops, cafes, and schools just a short walk away. Easy access to the boat ramp, jetty, parks and headland cycleway/pathway. Enjoy the relaxed coastal lifestyle while still having access to essential amenities.

Don't Miss Out!

This property is more than just a home; it's a gateway to a vibrant boating lifestyle and a chance to create lasting memories with family and friends. Schedule a viewing today and experience all that this beautiful Callala Bay home has to offer!

For more information or to arrange a private inspection, please contact us today!

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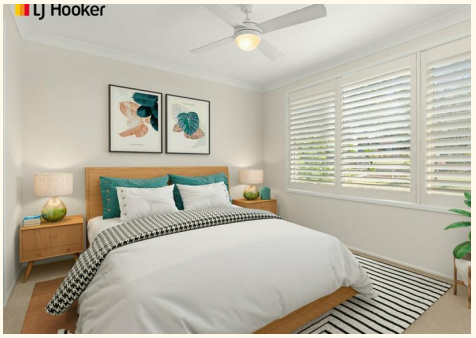
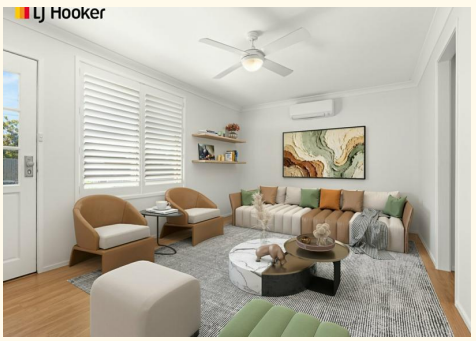
MORE DETAILS

Property ID	6SKHSD
Property Type	House
Land Area	782 m2
Including	Ensuite Study Toilets (2) Fire Place Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Corner block with access to rear yard











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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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