

## Callala Bay, 5 Colgan Close

Private, Tranquil & Move in Ready

We are thrilled to present this stunning 4-bedroom, 2-bathroom home located in the serene suburb of Callala Bay. This property offers the perfect blend of comfort, style, and entertainment potential, making it an ideal choice for those who love to host gatherings or simply enjoy their own private retreat.

The house boasts a spacious master bedroom with ensuite, complete with French doors opening out onto the timber deck and lovely gardens ensuring privacy and relaxation. All bedrooms are fitted with built-in robes, offering ample storage space. The home is kept warm and cozy with efficient gas heating, perfect for those chilly winter nights. The spacious formal lounge room with large windows is the perfect place to take in the sunlight and views of the established gardens.

The property features a well-designed kitchen that flows seamlessly into the dining and living areas all overlooking the bushland reserve. The layout is perfect for entertaining,

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**For Sale**  
Please Call

**View**  
[ljhooker.com.au/604HSD](http://ljhooker.com.au/604HSD)

**Contact**  
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allowing hosts to interact with guests while preparing meals. A large main bathroom is surrounded by 3 bedrooms that also adjoins the 2nd living area perfect for guests or kids to enjoy. The large timber sliding door open out onto the raised timber deck & entertaining areas all overlooking your own bushland reserve creating a private oasis, this expansive elevated deck steps down into the backyard, lush green lawns and established trees.

The backyard has gated access to the parkland beside, the rear yard includes a garden shed, greenhouse, raised vegie patches & many courtyards surround the home to enjoy in any seasons. These outdoor spaces are perfect for hosting barbecues, garden parties, or simply enjoying a quiet cup of coffee in the morning.

One of the standout features of this property is undoubtedly the stunning bushland adjoining the home with views from the living areas. The home is nestled on a generous 738.00 sqm land area, offering a peaceful and private setting in a quiet cul-de-sac. The low maintenance front and backyard is fully fenced and secure for pets and children. The property also includes a secure double garage, providing plenty of space for vehicles or additional storage.

Located in Callala Bay, this home offers the perfect balance between coastal living and natural beauty. The area is known for its friendly community, excellent schools, and close proximity to local amenities. This property truly offers a unique opportunity to enjoy a lifestyle of comfort, convenience, and entertainment. Don't miss out on the chance to make this your new home. Contact Vanessa Middleton 0492945367 to arrange a viewing.

## More About this Property

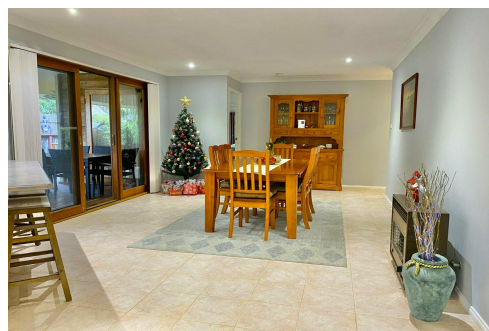
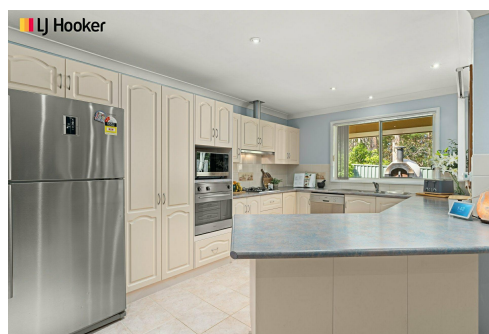
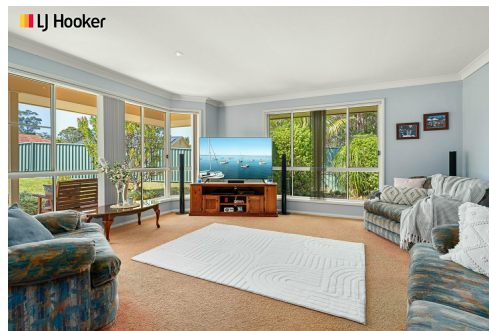
<b>Property ID</b>	604HSD
<b>Property Type</b>	House
<b>Land Area</b>	738 m2
<b>Including</b>	Ensuite Toilets (2) Courtyard Balcony Deck Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

### Vanessa Middleton 0492 945 367

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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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