

## Callala Bay

### Just a Touch of Paradise

One of a kind design set on a 1212sqm level block of land, over 1 quarter acre nestled amongst private landscaped gardens. Tucked away on a very private block with plenty of room to park the boat, caravan and cars with side gate concrete storage area 4m wide x 10m deep. Tranquil oasis approx 390m to the crystal clear waters of Jervis Bay and miles of sandy beach. The cycleway/pathway in your street leads you down to parks, shops, and many swimming spots along the Callala headland.

Step into a large entry/foyer & you'll be immediately impressed with the open plan, free flowing floorplan, plenty of space here for all of the family & friends. Large entertainers kitchen with modern appliances, electric and gas cooking, the dining room opens to one of the covered outdoor areas and adjoins the kitchen and living room. Extras including solar hot water and solar panels, gas connection and two covered outdoor areas.

The lounge room flows effortlessly onto the 2nd covered outdoor entertaining area,



**Disclaimer:** 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.

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**For Sale**  
\$1,199,000

**View**  
Sat 19th Jul @ 12:15PM - 12:45PM

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overlooking the large backyard and low maintenance gardens, fully fenced with manicured lawns. All four bedrooms have built in robes, 2 with wall mounted tv's and 3 with reverse cycle air conditioning. The large main bedroom suite includes plantation shutter and ensuite. The spacious main bathroom with large corner bath accommodates the remaining 3 bedrooms and the laundry.

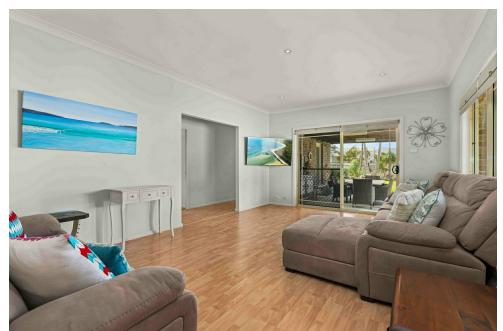
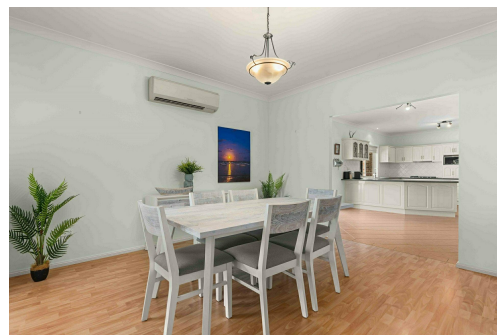
The large double garage includes internal access to the kitchen, if your looking for extra off street parking and shed space the expansive concrete areas at the end of the long private driveway is a bonus. The side gates and concrete area allows room for a large carport and for the handyman there is also a large 4m x 3m shed with roller door.

## More About this Property

<b>Property ID</b>	69KHSD
<b>Property Type</b>	House
<b>Land Area</b>	1212 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Solar Hot Water Parking for a boat & caravan large block

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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.

**75 Sheaffe Street, Callala Bay**