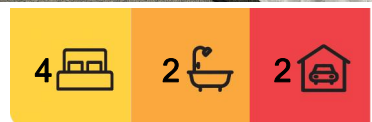


## Callala Bay, 79 Sheaffe Street

Luxurious Coastal Living Awaits You

Discover the epitome of luxury living in the serene suburb of Callala Bay. This stunning property, set on a generous 649 square meters, offers an exceptional lifestyle that seamlessly combines elegance with comfort. A beautifully presented home in a fantastic location just 345m approx to the water, check the tide from the front yard and hear the ocean. A great opportunity to enjoy a spacious renovated, modern home in an excellent location with the beach right at the end of your street.

With plenty of room for all of the family the home features extensive living areas including a formal lounge, dining/study with plush new carpet. Tiled meals/family area and additional rumpus room all overlooking the side yard and outdoor entertaining area. The casual living areas open out onto the expansive outdoor space, pergola area with a pitched roof to make the most of outdoor living, perfect for entertaining guests or enjoying peaceful afternoons. Imagine hosting summer barbecues or simply unwinding in your private outdoor oasis.



**For Sale**  
\$1,169,000

**View**  
By Appointment

**Contact**  
**Vanessa Middleton**  
0492 945 367  
vanessa.middleton@ljhooker.com.au



**LJ Hooker Nowra**  
(02) 4421 2957

**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.

All four bedrooms with new carpet & ceiling fans are generous in proportion with built in robes. The master suite boasts plantation shutters, a modern new ensuite and a walk-in wardrobe, providing a private retreat for your relaxation. The New modern kitchen is at the heart of the home with quality appliances and a large breakfast bar, adjoining the informal living & dining spaces.

Fully fenced front and rear yard, plenty of secure off street parking on this corner block with 2 street access, able to accommodate the boat and or caravan, 2 Car Garage with internal access, providing ample space for your vehicles and additional storage. Gas points for heating, solar hot water, electric oven & cooktop, dishwasher, ceiling fans, reverse cycle air conditioning, large windows and doors for natural light & internal laundry.

Highlights: This home is nestled in the picturesque Callala Bay, this home is just moments away from pristine beaches and tranquil waters, ideal for swimming, kayaking, or leisurely walks along the shore. The suburb offers a friendly community atmosphere, with local shops, cafes, and parks all within easy reach.

Luxury Lifestyle: This property is not just a home; it's a lifestyle. Experience the perfect blend of coastal charm and modern luxury, where every detail has been thoughtfully considered. Whether you are looking for a family home or a serene getaway, this property is sure to impress.

Don't miss your chance to own a piece of paradise in Callala Bay. Contact us today to arrange a private viewing and take the first step towards your dream home!



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## More About this Property

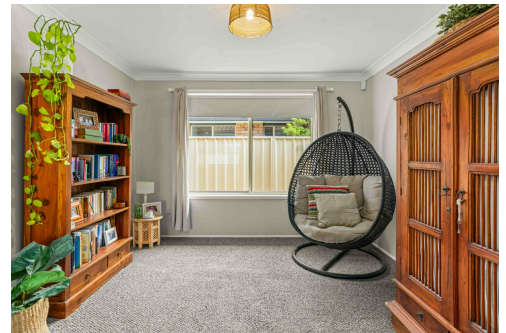
<b>Property ID</b>	3Z1HSD
<b>Property Type</b>	House
<b>Land Area</b>	649 m2
<b>Including</b>	Ensuite Study Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Hot Water Corner block with 2 street access parking for boat & caravan walk to water

### Vanessa Middleton 0492 945 367

Licenced Real Estate Agent | Member of the LJ Hooker Captains Club |  
vanessa.middleton@ljhooker.com.au

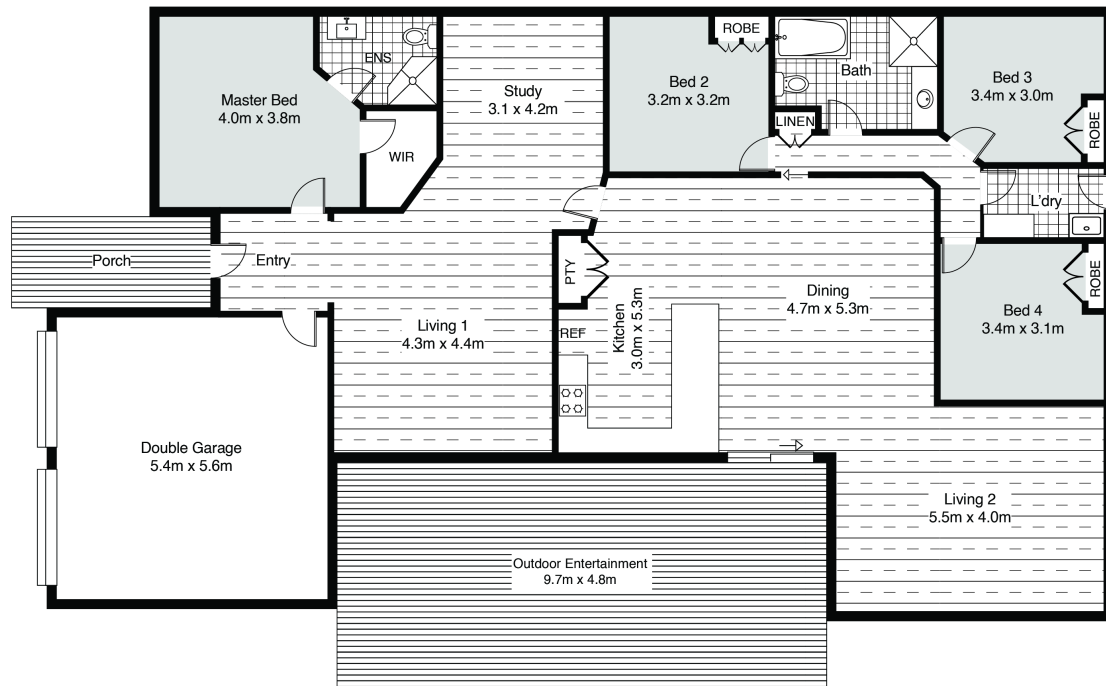
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All attempts have been made to ensure the accuracy of this floor plan.  
 All measurements of doors, windows, opening direction, room measurements are approximate  
 and no responsibility is taken for any error, omission or misstatement this plan is 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.

**79 Sheaffe Street, Callala Bay**