






8 Woodhill Street, Callala Bay

Country Living on the Coast

Escape to coastal tranquility on this extra large block 1,766sqm land is just under 1/2 acre set in a quiet street surrounded by natural bushland, positioned between the Beach & the Bay on the South Coast. So many possibilities to expand, develop or just enjoy your natural surroundings. This 1,766sqm block is mostly clear & level with a brick veneer home, side access via the triple carport into the rear yard. Plenty of space on this fabulous block of land to build a 2nd home, pool, large barn shed or just enjoy the space. Discover the perfect blend of tranquility and convenience in this charming property. Nestled amidst picturesque bushland views, this home offers a serene escape just moments away from the stunning coastline.

Lovely established gardens, many storage sheds and a drive-thru triple carport and long concrete driveway leading into the backyard, the perfect storage space for the caravan and the boat. The home is small but simple, new carpet in bedrooms & lounge room. A comfortable home with a living space at the front followed by the main bedroom. Down the hallway bed 2 & 3 and a main bathroom. In the center of the home is the kitchen, dining & living area which opens out onto a large outdoor entertainment area covered by a spanline pitch roof all overlooking established gardens, manicured lawns & spacious backyard. Internal laundry and a 2nd bathroom inside the garage, single garage with a workshop space beside.

3  2  4 

FOR SALE

Please Call

AGENTS

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

Patrick Tynan
0418 603 980
patrick.tynan@ljhooker.com.au

AGENCY

LJ Hooker Nowra
(02) 4421 2957

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Three air conditioners, 2 gas points & gas cooktop and a security system. Multiple garden sheds, large storage shed with power and a greenhouse, 3 large water tanks to water the gardens and lawns, a deep well with storm water storage and submersible pump to fill the tanks, surrounded by beautiful gardens to wander and explore. Pest & Building report available after inspection.

This property is a rare find in a coastal town so close to Jervis Bay, half way between the Beach and the Bay, 3mins drive to the Beach, 1.4km walk to the bay, the perfect spot for a swim, paddle, stroll along the miles of white sandy beach or kayak with the dolphins. The boat ramp & jetty, park and cycle/walkway is only 1.6km to launch your boat and explore the many beaches and fishing spots in Jervis Bay. Callala Beach & Myola is a short bike ride or car ride, catch the husky ferry to Huskisson for the day. This property is not just a home; its a lifestyle choice. Experience the joys of country living while being close to the coast. Centrally located to School, shops, doctors, sports field, bus stop, bowling club and golf course dont miss out on this unique opportunity!

MORE DETAILS

Property ID	61SHSD
Property Type	House
Land Area	1766 m2
Including	Air Conditioning Toilets (2) Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Water Tank

Vanessa Middleton 0492 945 367

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

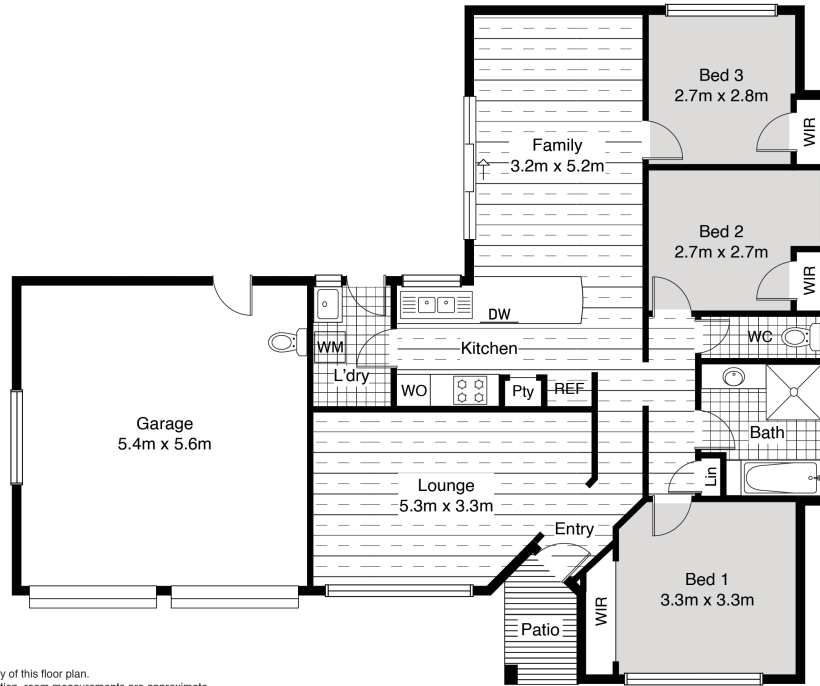
Patrick Tynan 0418 603 980

Licensee | patrick.tynan@ljhooker.com.au

LJ Hooker Nowra (02) 4421 2957

5/38-44 Berry Street, NOWRA NSW 2541
nowra.ljhooker.com.au | nowra@ljhooker.com.au





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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