



81 Boorawine Terrace, Callala Bay

Callala Bay Classic with a Contemporary Transformation

Coastal charm, modern living in a tranquil location, listen to the sound of the waves while enjoying the ocean breeze. Only footsteps from the crystal clear waters of Jervis Bay, located on the headland where you can dolphin watch, enjoy a ride or walk along the cycle/pathway to the footbridge leading you across to the longest stretch of white sands along Callala Beach.

This original A frame cottage has been beautifully re-imagined into a spacious and contemporary haven. Spacious 4 bedroom home, easy care low maintenance property set on a 696 sqm block, With its calming tones and practical floorplan, this home ticks all the boxes for easy family living. Make this your new residence, holiday home or investment property, a very functional floorplan. a short cycle/walk to Callala Beach and Myola where you can catch the ferry to Huskisson,

The master bedroom with large ensuite, positioned at the back of the home, provides a private sanctuary away from the two generous living zones, while two additional bathrooms will cater to the extended family or visiting guests. All bedrooms include built in robes, while an upstairs balcony adjoining one bedroom provides a quiet retreat to take in the fresh sea breezes and bay glimpses. The new kitchen

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FOR SALE

Please Call

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includes induction stove top and ample bench space and storage. A covered alfresco deck leading off one of the living zones looks out over lush garden and is the perfect spot to relax or entertain friends and family.

Two separate driveways, one leading to a large double garage with internal entry and the other to a carport suitable for a boat or caravan, allow for much flexibility, while at the rear of the property, the original garage has been converted into a versatile space suited to a home office, art room or students retreat.

Other features include: A family laundry with pet door, air-conditioning x4 and ceiling fans, gas and electric hot water, low maintenance, level block, courtyard with fire pit, secured front and back yard, 2 x 2000 litre water tanks under the house.

MORE DETAILS

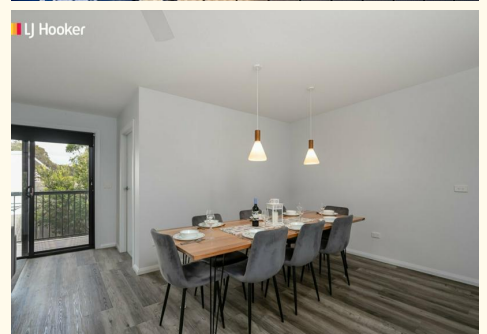
Property ID	4J6HSD
Property Type	House
Land Area	696 m2
Including	Study
	Air Conditioning
	Toilets (4)
	Courtyard
	Balcony
	Deck
	Dishwasher
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Water Tank
	Side access to yard
	covered & secure parking for boat & caravan

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TOTAL: 211 m²

INTERIOR: STUDIO 21 m², GROUND FLOOR 2: 146 m², 1ST FLOOR 3: 44 m²

EXCLUDED AREAS: COVERED PATIO: 7 m², PATIO: 6 m², GARAGE: 39 m²,
PORCH: 20 m², DECK: 2 m², BALCONY: 5 m²

MEASUREMENTS ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

