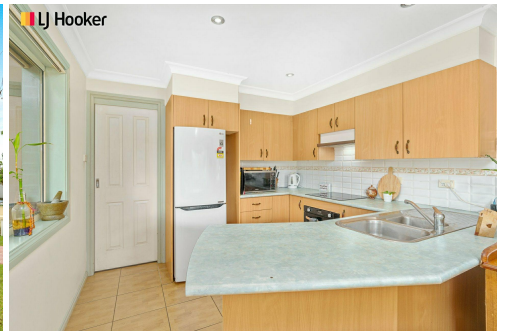




Callala Bay, 8A Stott Crescent

Investors & First Home Buyers

If you looking to invest or just starting out this property is your opportunity to buy into Callala Bay. Two storey Villa that has a lot to offer for a small block of land, 4 bedrooms & 3 bathrooms, 1 garage. Situated in a lovely seaside town on the edge of Jervis Bay surrounded by many beaches to explore with white sand and crystal clear waters.

Down stairs open plan tiled living, dining and kitchen, laundry and a bathroom, internal entry to the garage. The living opens to the outdoor entertainment area and courtyard with side street access. Plenty of grassy areas to enjoy & off street parking area ready to be fenced.

Upstairs you will find the 4 bedrooms with floating floors and 2 more bathrooms, one bedroom with an ensuite, 2 bedrooms open out onto the balcony where you have views of the bushland. Villa 1 of only 2 on this block of land current owner only stays in Villa 2 a few times a year as a holiday home.

4 

3 

1 

For Sale
Please Call

View
ljhooker.com.au/3MYHSD

Contact
Vanessa Middleton
0492 945 367
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Peter Rapley
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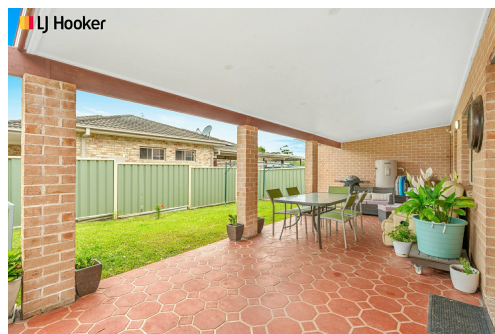
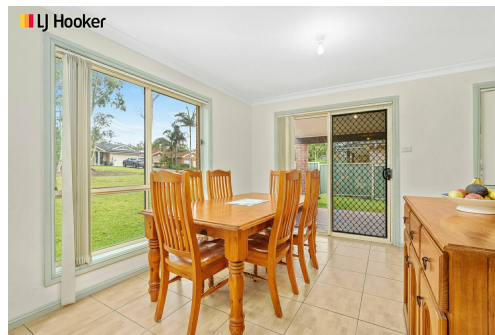
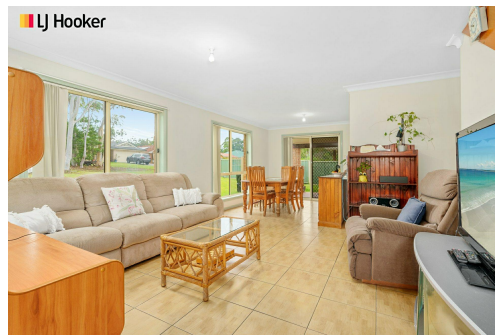
Currently rented at \$500 p/w with great tenants happy to stay on if you are an investor, if you are looking for a 1st home or holiday home this property has a lot to offer. Centrally located to all amenities, shopping complex, school, chemist, doctors and sports field

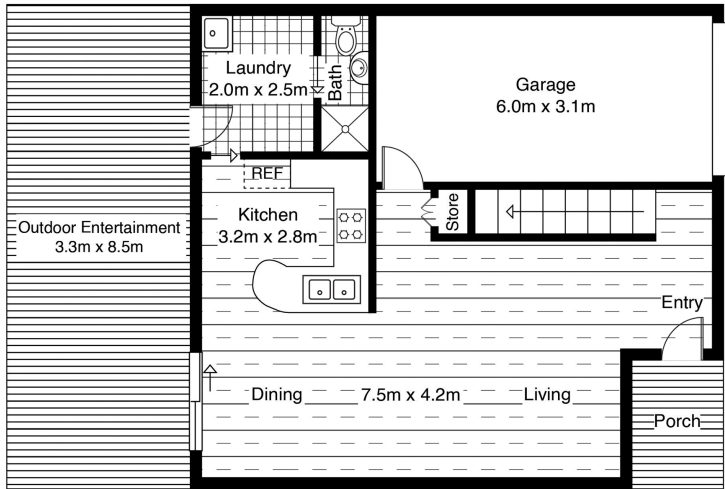
More About this Property

Property ID	3MYHSD
Property Type	House
Land Area	315 m²
Including	Ensuite Toilets (3) Courtyard Balcony Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Corner block

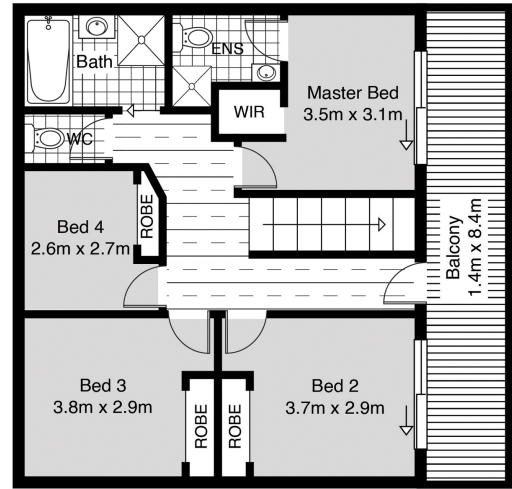
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Ground Floor



First Floor

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.

8A Stott Crescent, Callala Bay