






17 Sir Henry Crescent, Callala Beach

## Beach Classic & Big Shed

Are you searching for a prime holiday home that promises both relaxation and investment potential? Look no further! Nestled in the serene suburb of Callala Beach, this stunning property offers everything you need for a memorable getaway while also serving as a lucrative investment opportunity. Spacious living, this charming home includes 3 generous bedrooms, 2 living spaces, 2 bathrooms, a study/work from home space, 3 outdoor living spaces. Side access to the oversized shed, safe and secure parking for the big boat, caravan and car. Ideal workshop, mancave perfect to accommodate all the toys.

This coastal holiday home is the iconic solid brick & clad home, 2 storey with a leafy outlook and a highly sought after location. So close to the beach you can hear the ocean and enjoy the sea breeze, only 240m to the longest stretch of white sands in Jervis Bay. The home is beautifully styled for holiday rental, coastal style, open plan design this home is perfectly set up to suit a family or two and friends. The stand out feature is the double side gate access to the mega shed/workshop 11m deep x 7m wide, with extra high and wide roller doors with openings of 3.26m high x 3m wide each.

The house has that nostalgic feel with the seaside charm, downstairs the large open plan rumpus room has many options currently living,

3  2  5 

**FOR SALE**

Please Call

**AGENTS**

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

**AGENCY**

LJ Hooker Nowra  
(02) 4421 2957

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.

 **LJ Hooker**

dining, accommodation and office space. Also downstairs is a spacious main bedroom with ensuite, internal laundry and access to a single garage. Upstairs a spacious living room that opens to the sunny front balcony & rear deck/entertainment area overlooking a large backyard. Internal and external stairs to access the home and yard, fully fenced easy care low maintenance yard and gardens with quick curb edging. Kitchen & dining room upstairs for easy entertaining and many options to enjoy outside dining, BBQ & breakfast. Two lovely bedrooms upstairs and a three way bathroom, air-conditioned upstairs & downstairs & the cool sea breeze for comfort. A lovely home, very well maintained and presented ready and waiting for a new owner to enjoy holidays, investment/getaway or a home to live in.

Callala Beach is renowned for its pristine coastline and laid-back atmosphere, making it an ideal destination for holidaymakers. Enjoy easy access to beautiful beaches, local cafes, and recreational activities such as fishing, kayaking, and bushwalking. This property not only serves as a perfect holiday retreat but also stands as a strong investment opportunity in a sought-after area. Don't miss out on this incredible chance to own a slice of paradise at Callala Beach. Whether you're looking to create lasting family memories or seeking a profitable holiday rental, this property ticks all the boxes.

## MORE DETAILS

Property ID	6AXHSD
Property Type	House
Land Area	711 m2
Including	Ensuite Study Air Conditioning Toilets (2) Balcony Deck Outdoor Entertaining Workshop Secure Parking Fully Fenced Remote Garage Side access to rear yard and large shed garage & workshop

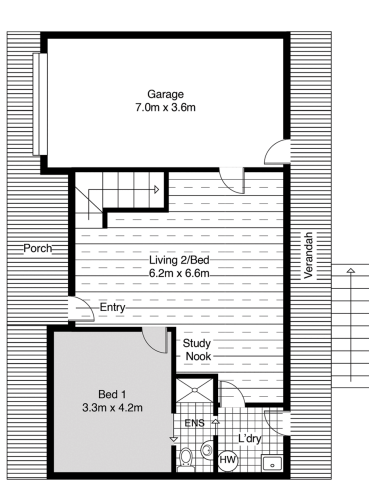
**Vanessa Middleton 0492 945 367**

Licensed Real Estate Agent | Member of the LJ Hooker Captains Club  
| [vanessa.middleton@ljhooker.com.au](mailto:vanessa.middleton@ljhooker.com.au)

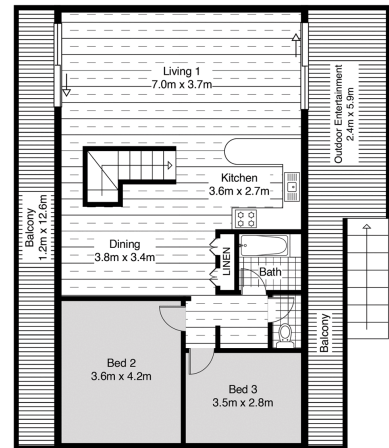
**LJ Hooker Nowra (02) 4421 2957**

5/38-44 Berry Street, NOWRA NSW 2541  
[nowra.ljhooker.com.au](http://nowra.ljhooker.com.au) | [nowra@ljhooker.com.au](mailto:nowra@ljhooker.com.au)





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 and no responsibility is taken for any error, omission or misstatement this.  
The total floor area is not a guarantee. Should be used as an approximate.

**17 Sir Henry Crescent, Callala Beach**