

## Callala Beach, 22 King George Street

Home or Holiday

Neat & tidy well maintained large family home, newly painted inside and out, new flooring & renovated exterior. A warm and inviting home with a sense of relaxation & comfort, from the inviting formal lounge & dining room at the front of the home followed by the open plan kitchen and dining which flows into a large family room with a cosy woodfire. Located only 290m from the front door to the blue water & white sands of Callala Beach on Jervis Bay where you will find all the water sports you need. The perfect home for family & friends or fantastic holiday home, large open plan with 4 bedrooms, 3 bathrooms, 2 living areas & 2 dining areas. The master bedroom has an ensuite, built ins & ceiling fan, bedrooms 2, 3 & 4 include built-ins, new carpet & ceiling fans, all centered around the large main bathroom.

A spacious home with an easy flow from formal to casual living and dining, with the kitchen the heart of the home. Large sliding door opens out onto the concrete entertainment area with Pizza oven & access to the extra large fully fenced backyard. This home is situated on a generous 803.00 sqm block, providing ample space for children to play or for your



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/56SHSD](http://ljhooker.com.au/56SHSD)

**Contact**  
**Vanessa Middleton**  
0492 945 367  
[vanessa.middleton@ljhooker.com.au](mailto:vanessa.middleton@ljhooker.com.au)

gardening pursuits. The single drive-thru garage allows access to the backyard with 2 Large garden sheds and separate cottage only good as a storage room at the moment positioned at the rear of the property with power & water, toilet, shower and rooms.

Callala Beach is the longest beach in Jervis Bay and is a great place to swim, beach walk or paddle. Parts of Callala Beach and Myola township also back onto untouched bushland, catch the Husky Ferry from Myola at the southern end of the beach across to Huskisson. At the northern end of the beach is a reserve and Currembene Creek inlet behind a rocky reef which provides a sheltered swimming spot at high tide and the perfect place to kayak & paddleboard.

## More About this Property

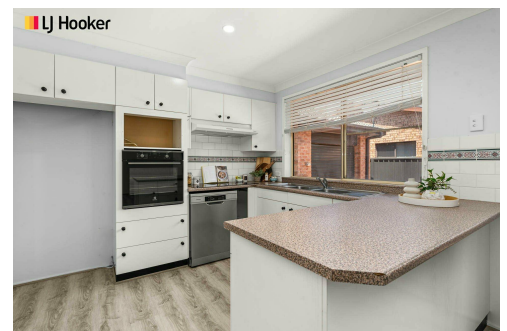
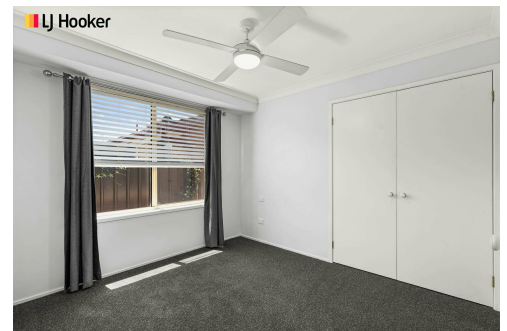
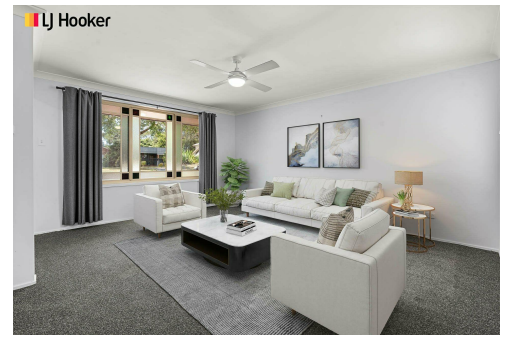
<b>Property ID</b>	56SHSD
<b>Property Type</b>	House
<b>Land Area</b>	803 m2
<b>Including</b>	Ensuite Toilets (3) Fire Place Built-in-Robes Secure Parking Fully Fenced

### Vanessa Middleton 0492 945 367

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

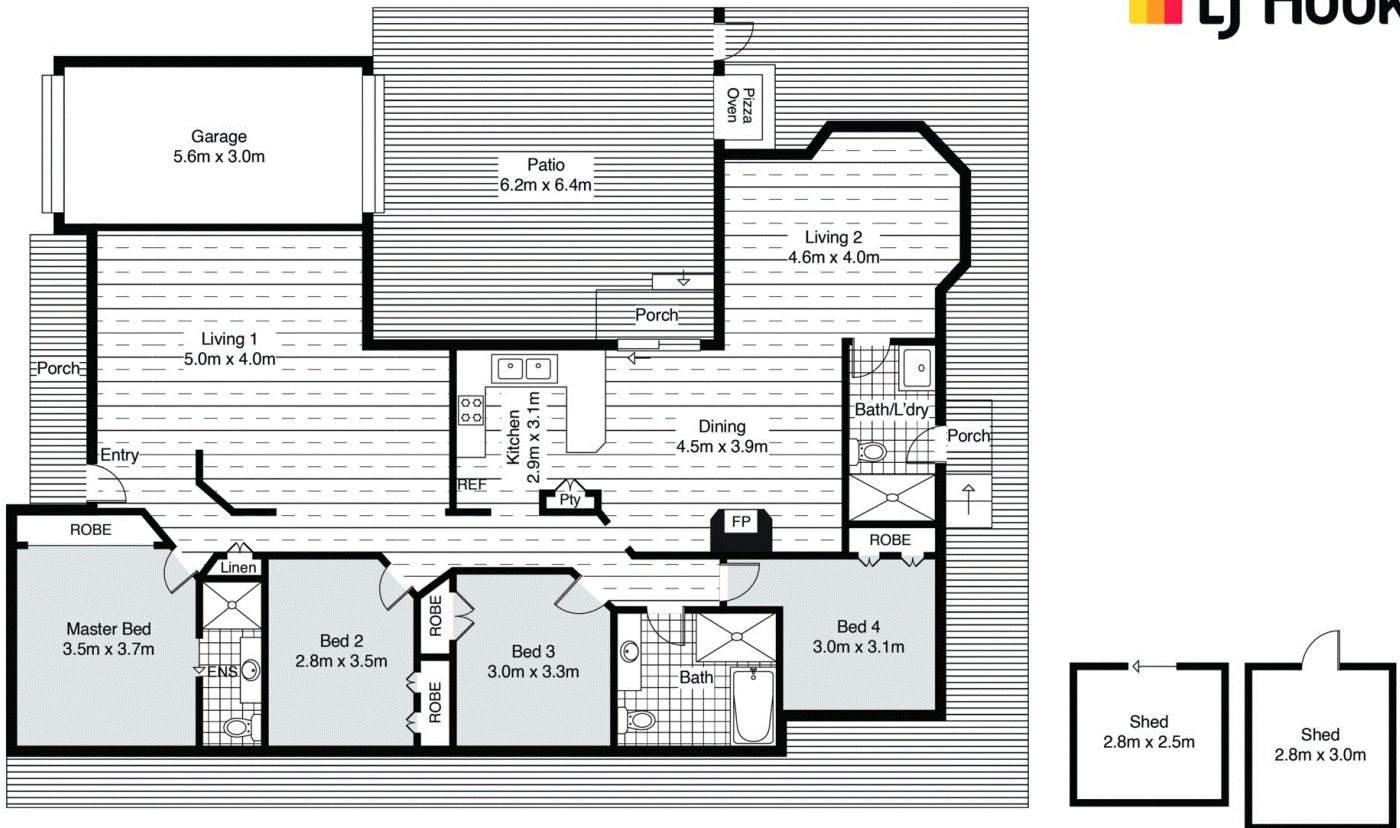
### LJ Hooker Nowra (02) 4421 2957

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



**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.

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



Steps have been made to ensure the accuracy of this floor plan. Measurements of doors, windows, opening direction, room measurements are approximate. Responsibility is taken for any error, omission or misstatement this plan is for display purposes only and not to scale. Floor area is not a guarantee. Should be used as an approximation and not be used on the basis of valuation.

## King George Street, Callala Beach