

## Callala Beach, 72 Watts Road

### Holiday Home & Investment

Would you like a holiday home with income? Investors dream a holiday rental with your own private accommodation & living. The front of this home is separated from the main house with two bedrooms, open plan living, dining and kitchen and a brand new bathroom with your own private access to utilise just for yourself. The main home at the rear with private access includes 3/4 bedrooms and 3 bathrooms, lounge room, dining room and large kitchen.

The property has a total of 5/6 bedrooms, 4 bathrooms, plenty of room for all your family and friends to enjoy or rent out one or both. Located approx 390m to the Beach Track with miles and miles of white sand and crystal clear waters to enjoy, part of stunning Jervis Bay. The perfect location for holidays as part of Jervis Bay! Where you can spend your days, swimming, snorkeling, paddle-boarding, fishing, and kayaking.

Country home on the coast, situated on a 696sqm block, surrounded by established

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**For Sale**  
\$1,125,000

**View**  
By Appointment

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

gardens creating privacy and a relaxing backyard. Multiple outdoor living areas, front balcony wraps around to the western side of the home a perfect spot for winter. The side balcony facing south is the ideal place to enjoy the coastal breeze in summer. The rear covered and partially enclosed outdoor entertainment area is facing north to take in the sunlight all day, a large space to accommodate 2-3 families.

Currently a popular holiday rental "Sams Beach House" managed by a local company <https://www.holidayrentalspecialists.com.au/accommodation/holidayrentalspecialists-sams-beach-shack/> only the rear of the home is rented the owner uses the front of the home which has its own entry and locked door and breezeway between the main home. Original timber floors throughout, built-ins in all bedrooms, many windows surrounding the home creating light and airy living, the main bedroom at the rear of the home has a large sliding door which opens out onto a porch and overlooks the gardens, this home has so many options for an investor, easy to open back up to one large home for permanent living.

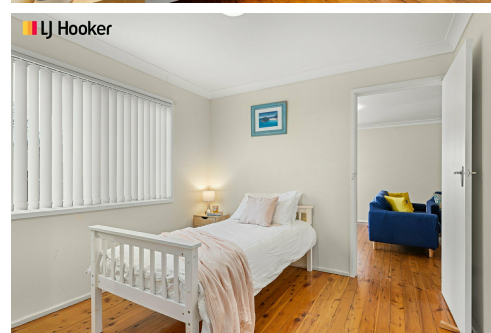
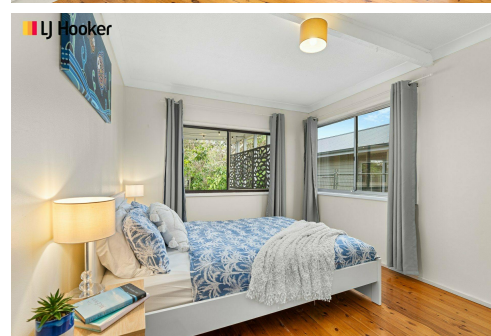
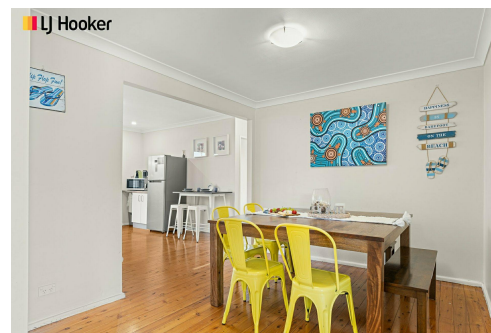
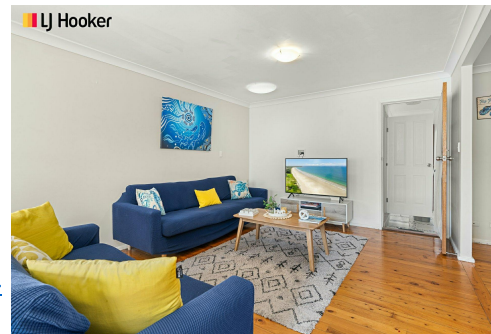
Surrounded by walkway/cycleway, park & natural bushland, catch the Husky ferry from Myola to Huskisson to explore the clubs, hotel, cafes, restaurants, dolphin watch cruises, fishing charters & shopping.

## More About this Property

<b>Property ID</b>	640HSD
<b>Property Type</b>	House
<b>Land Area</b>	696 m <sup>2</sup>
<b>Including</b>	Ensuite Toilets (4) Balcony Dishwasher Outdoor Entertaining Floorboards Built-in-Robes

**Vanessa Middleton 0492 945 367**  
 Licenced 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)



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