

## Callala Beach, 75 Verge Road

Built to Last

Quality built by a local builder this solid, well built, individual design which has been meticulously maintained and designed to add a second story, this is a truly unique property. Only 230m to the Beach track leading you down to the longest stretch of beach in Jervis Bay well known for its powder white sand and aqua blue water. This relaxed coastal village offers calm swimming, snorkelling, fishing, boating, and kayaking, as well as bushwalking and dolphin parades. Many bush walking tracks, cycle/walkway, natural beauty surrounds this property along with native wildlife.

The home is open plan with high ceilings creating a light, bright & airy home, the lounge room adjoins the country timber kitchen positioned in the centre of the home with a servery into the dining/family room, all with a view of the rear yard & gardens. Three large bedrooms with floor to ceiling built-ins, the main bathroom is spacious with marble top timber vanity and quality tiling. Many timber features throughout the home showcasing the build quality and attention to detail. Designed to last easy to add your own touches on style with some fresh paint and flooring.

3 

2 

2 

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/617HSD](http://ljhooker.com.au/617HSD)

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

Positioned at the rear of the home is the internal laundry which leads into a 2nd bathroom perfect for visitors and to rinse off after the beach. Easy care low maintenance front and backyard, with established gardens and manicured lawns, fully fenced, gated secure parking in the front yard. The garage is single lane with 2 car depth, remote with internal access to the home

## More About this Property

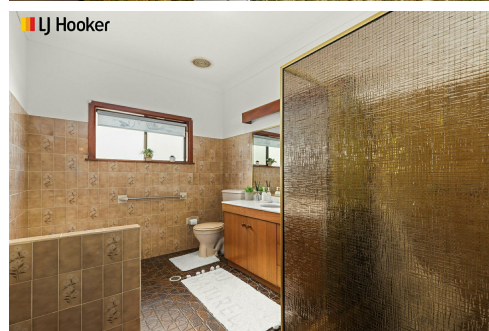
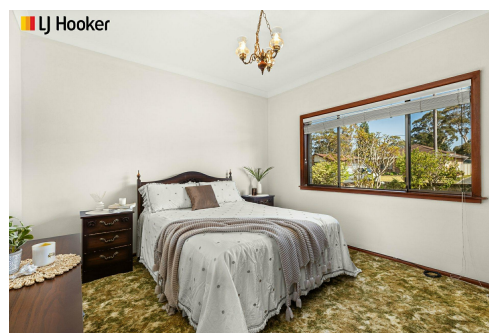
<b>Property ID</b>	617HSD
<b>Property Type</b>	House
<b>Land Area</b>	558 m2
<b>Including</b>	Air Conditioning Toilets (2) Built-in-Robes Secure Parking Fully Fenced Remote Garage Close to the Beach Solid well built home

**Vanessa Middleton 0492 945 367**

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

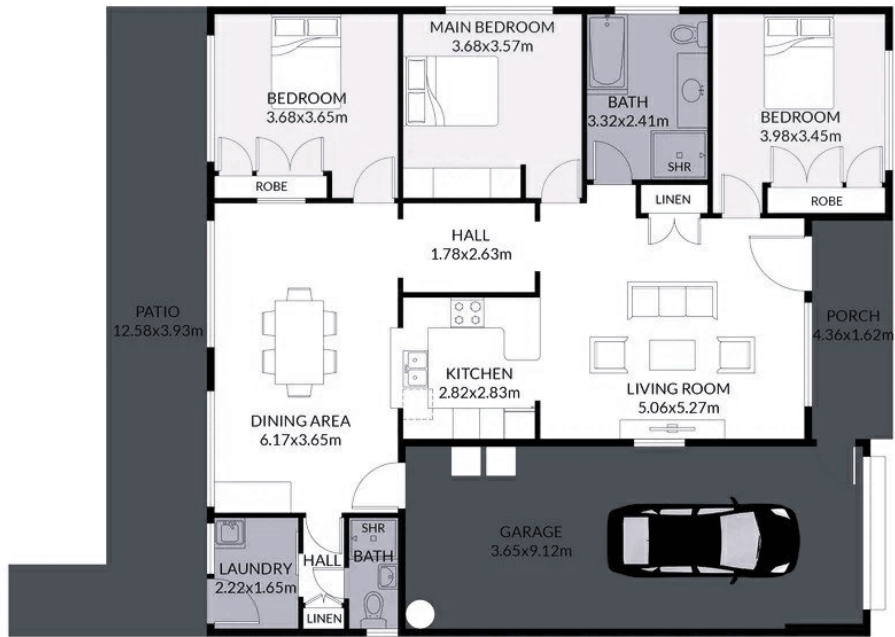
**LJ Hooker Nowra (02) 4421 2957**

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**



TOTAL FLOOR AREA : 198 m<sup>2</sup>



75 Verge Road, Callala Beach