



## Callala Beach, 9 Caffery Circuit

### MAJOR PRICE REDUCTION!

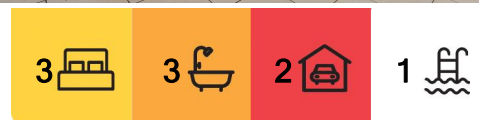
If you have been searching for a spacious family home oh so close to the pristine waters of Jervis Bay, and yes having a bushland outlook as well, stop looking this could be the one. Located in the prestigious estate of 'Benton Sands' stands this stunning 3 bedroom, 3 bathroom stylish home resting on a spacious 659 sqm block. Including communal pool with club house for residents and guests to use.

The top level has the main bedroom complete with ensuite and balcony overlooking the natural bushland, there is also the 2 remaining bedrooms as well. All bedrooms have built-in robes, fans, 9 ft ceilings, for convenience the family bathroom is also on this level.

The second level has a spacious family room which has stacker doors opening up to a large balcony also taking in the natural bushland.

The 1st level screams "entertainment alert" there you find the living/dining room, open plan kitchen, 3rd bathroom and wait for it, through the sliding door exposes a huge entertainment area complete with a sunken spa.

The over-sized double garage leaves loads of room for the cars, kayaks, SUPS and fishing



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/60AHSD](http://ljhooker.com.au/60AHSD)

**Contact**  
**Peter Rapley**  
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**LJ Hooker Nowra**  
(02) 4421 2957

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gear.

This home would suit the large family, holiday home or a very rewarding B&B.

Please call Peter on 0402 267 411 or Vanessa on 0492 945 367 to arrange a private inspection.

## More About this Property

<b>Property ID</b>	60AHSD
<b>Property Type</b>	House
<b>Land Area</b>	659 m <sup>2</sup>
<b>Including</b>	Ensuite Pool Spa Balcony Dishwasher Outdoor Entertaining Built-in-Robes Remote Garage

### Peter Rapley 0402 267 411

Licensed Real Estate Agent | [prapley.nowra@ljhooker.com.au](mailto:prapley.nowra@ljhooker.com.au)

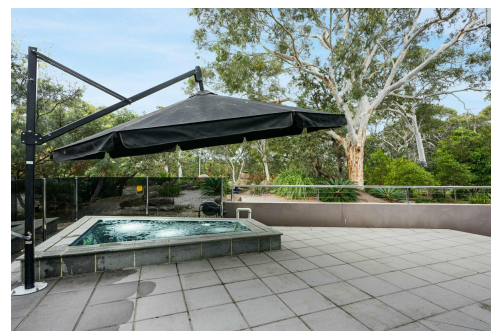
### Vanessa Middleton 0492 945 367

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

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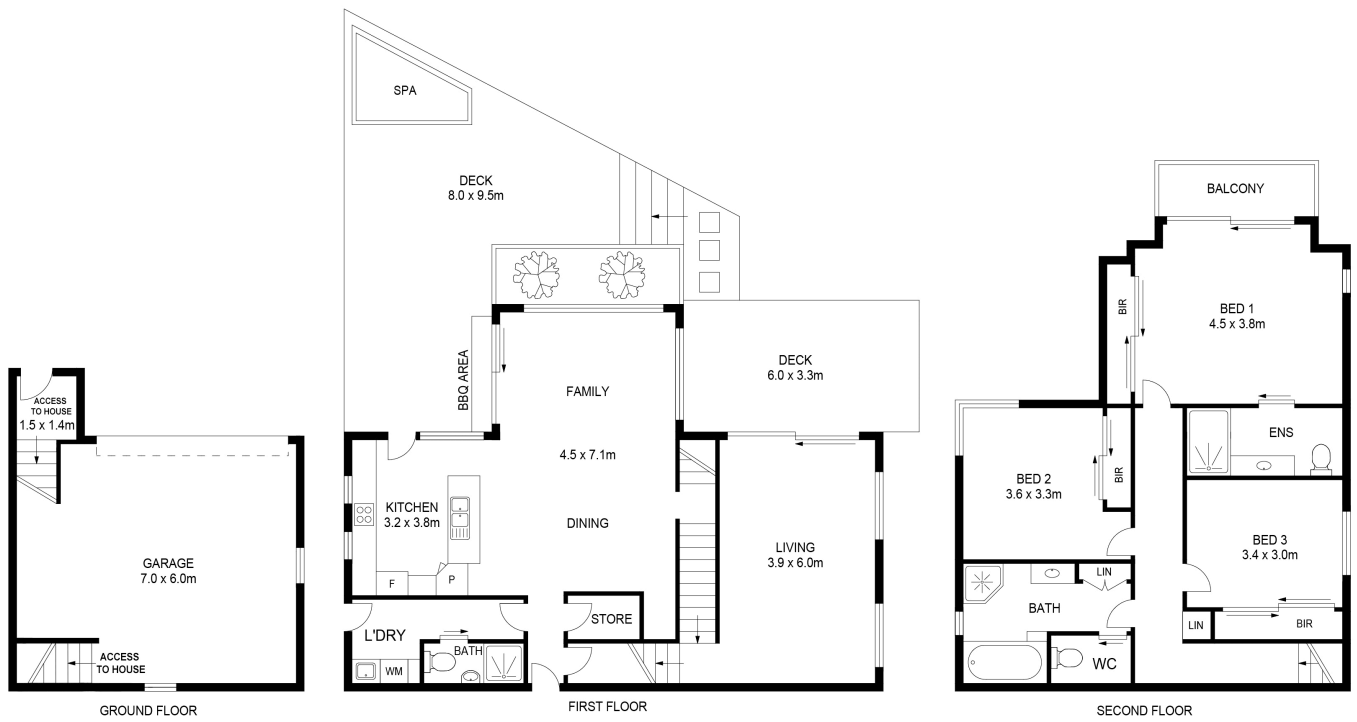
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GROSS INTERNAL AREA  
 FLOOR 3: 187m<sup>2</sup>, EXCLUDED AREAS:  
 GARAGE: 40m<sup>2</sup>, DECK: 65m<sup>2</sup>, BALCONY: 5m<sup>2</sup>  
 TOTAL: 297m<sup>2</sup>

MEASUREMENTS ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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