







60 Naval Parade, Erowal Bay

Coastal Cottage with Huge Shed and Carport

Positioned 100 metres from the boat ramp, this charming 1—2 bedroom cottage offers the ultimate South Coast lifestyle-perfect for owner occupiers, holidaymakers, or savvy investors looking to capitalise on a high-demand coastal market.

Set on a generous block, the home features a flexible 1—2 bedroom layout, an open plan kitchen, living and dining area complete with air conditioning and a cosy slow combustion fireplace, plus an updated bathroom with separate toilet. An undercover entertaining area provides the ideal space to relax after a day on the water.

The true standout is the impressive rear shed-approximately 9m x 9m with high clearance, mezzanine storage, and a combined bathroom/laundry, along with plumbing provisions for a future kitchenette (STCA). Adjoining the shed is a large high-clearance carport (approx. 9m x 6m), perfect for securely housing your boat, caravan or additional vehicles.

With the convenience of the boat ramp across the road, a playground a few doors down, and only a short drive to Vincentia, Huskisson and Hyams Beach, this property delivers lifestyle, versatility and

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FOR SALE
Contact Agent

AGENTS

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AGENCY

LJ Hooker Sanctuary Point | Vincentia
(02) 4442 1900

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.

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opportunity in one appealing package.

Don't miss your chance to secure this unique coastal offering.

For more information or to arrange an inspection, call Kate Tucciarone on 0494187031 or James Lewis on 0414715668.

MORE DETAILS

Property ID	TSKFAT
Property Type	House
Land Area	797 m2







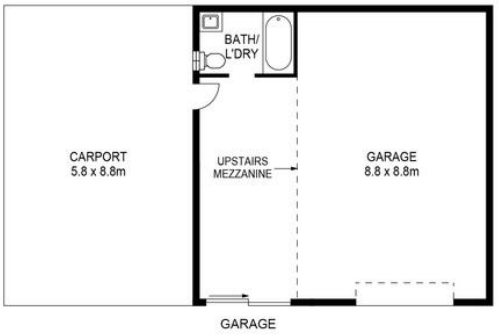




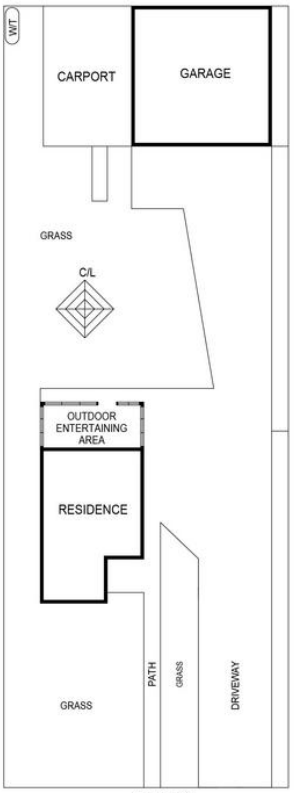
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RESIDENCE AREA : 208m² (APPROX INTERNAL AREA + GARAGE + CARPORT + OUTDOOR ENTERTAINING AREA)

DIMENSIONS ARE APPROXIMATES ONLY & ALL INFORMATION GATHERED WE BELIEVE TO BE FROM RELIABLE SOURCES HOWEVER IT CAN NOT BE GUARANTEED & INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.

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