







9 High Street, Erowal Bay

Endless Possibilities

Unlock the potential of coastal living in Erowal Bay with this expansive 1,012m² (approx.) parcel, presenting an outstanding opportunity for investors, developers, or those ready to renovate or rebuild.

Tucked away in a quiet street just moments from the boat ramp and the waters of St Georges Basin, the property currently comprises a three-bedroom home, complemented by an oversized double garage and multiple storage areas. It provides a solid foundation for those looking to renovate, extend, or completely reimagine the site.

Enjoy the relaxed lifestyle of the Jervis Bay region, with the white sands of Hyams Beach and the conveniences of Vincentia just a short drive away. Offering space, flexibility, and significant future potential, this is a rare chance to secure an affordable foothold in the highly sought-after South Coast market.

For further information, contact James Lewis on 0414715668 or Kate Tucciarone on 0494187031.

3 1 3

FOR SALE
$695,000 - $720,000

AGENTS

James Lewis
0414 715 668
james.lewis@ljhooker.com.au

Kate Tucciarone
kate.tucciarone@ljhooker.com.au

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.

MORE DETAILS

Property ID	TRGFAT
Property Type	House
Land Area	1012 m2

James Lewis 0414 715 668
Principal | Auctioneer | james.lewis@ljhooker.com.au
Kate Tucciarone
Licensed Real Estate Agent | kate.tucciarone@ljhooker.com.au

LJ Hooker Sanctuary Point | Vincentia (02) 4442 1900
1/10 Paradise Beach, Rd, SANCTUARY POINT NSW 2540
sanctuarypoint.ljhooker.com.au | sales.spv@ljhooker.com.au

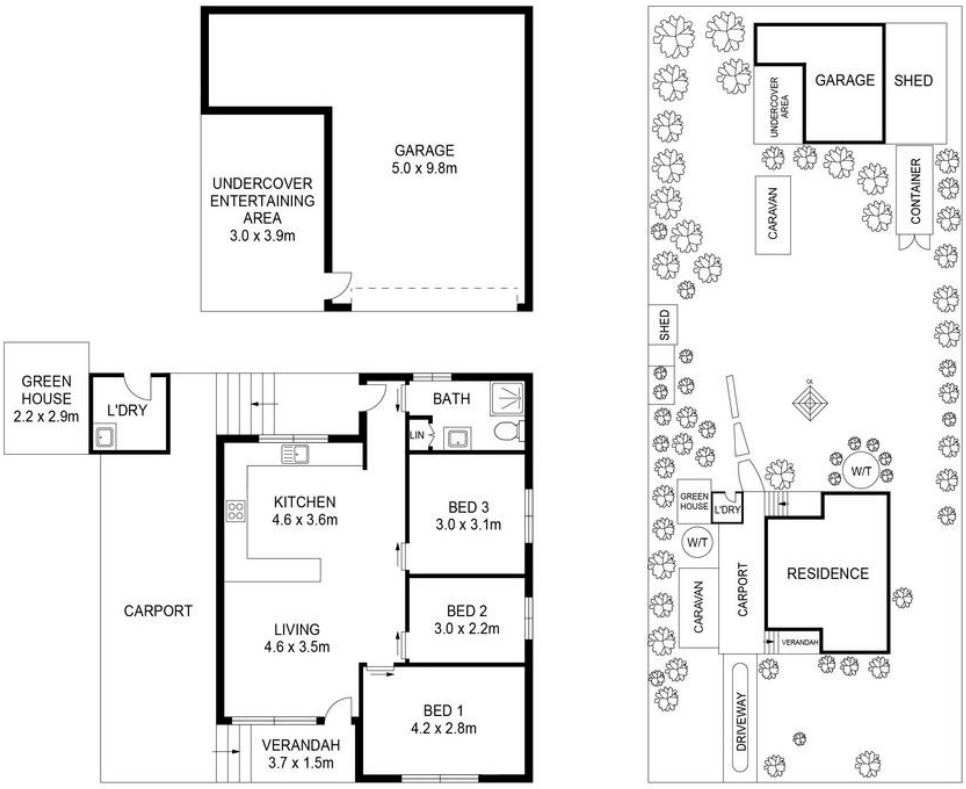








All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



SITE PLAN

9 HIGH STREET, EROWAL BAY

RESIDENCE AREA : 185m² (APPROX INTERNAL AREA + GARAGE + UNDERCOVER ENTERTAINING AREA + CARPORT)

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.

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.