

9 High Street, Erowal Bay




## Endless Possibilities

Unlock the potential of coastal living in Erowal Bay with this expansive 1,012m<sup>2</sup> (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.

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**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

## 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





## 9 HIGH STREET, EROWAL BAY

RESIDENCE AREA : 185m<sup>2</sup> (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.



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