






12 Bailey Avenue, Greenwell Point

## Perfect first home or down sizer with caravan parking!

12 Bailey Avenue is perfectly presented and will tick all the boxes! This home is move-in ready with 3 bedrooms, 2 bathrooms, a double garage and plenty of off-street parking. The kitchen has been updated in recent years it has great storage and bench space. With a gas cook top and electric oven, there is room for more than one cook in this kitchen! The bathrooms have both been renovated very nicely in modern neutral tones. The bedrooms all have ceiling fans and carpet, with tiles through the rest of the home. The open plan lounge/dining area has a ceiling fan and reverse cycle air-conditioner and there are water views from the lounge room. The entertaining area on the Eastern side of the home is a great spot on a hot day. A double garage will fit cars or extra storage with internal access on those rainy days. There is parking for a large boat or caravan. With 19 Solar panels on the roof you wont have to worry about electricity bills. The bedrooms on the western side have electric shutters for your comfort. On a corner block, just over 100m to the water for fishing, kayaking or just to sit and relax. Walking distance to the Bowling Club, 15 minutes to Nowra.

3  2  2 

### FOR SALE

Please Call

### AGENTS

Linda Edwards  
0403 437 266  
linda.edwards@ljhooker.com.au

### AGENCY

LJ Hooker Nowra  
(02) 4421 2957

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**

For an inspection phone Linda Edwards 0403 437 266.

## MORE DETAILS

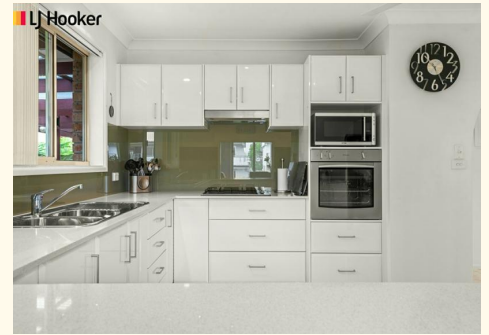
Property ID	6HFHSD
Property Type	House
Land Area	647 m2
Including	Toilets (2)

### Linda Edwards 0403 437 266

Licensed Real Estate Agent / JP / Member of the LJ Hooker Captains Club | [linda.edwards@ljhooker.com.au](mailto:linda.edwards@ljhooker.com.au)

### LJ Hooker Nowra (02) 4421 2957

5/38-44 Berry Street, NOWRA NSW 2541  
[nowra.ljhooker.com.au](http://nowra.ljhooker.com.au) | [nowra@ljhooker.com.au](mailto:nowra@ljhooker.com.au)



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All attempts have been made to ensure the accuracy of this floor plan.  
 All measurements of doors, windows, opening direction, room measurements are approximate  
 and no responsibility is taken for any error, omission or misstatement this plan is for display purposes only and not to scale.  
 The total floor area is not a guarantee. Should be used as an approximation and not be used on the basis of valuation.

**12 Bailey Avenue, Greenwell Point**