



## Greenwell Point, 17 Bailey Avenue

### Bailey Beauty!

On offer is a very tidy 2 storey hardiplank/brick/tile home resting on a fully fenced 669 sqm block yet only a mere 90 second or 160 steps to the banks of the Crookhaven River.

From the front verandah you have the water views, from the back verandah there is the rural and mountain views, making this one a very relaxing home to stay in.

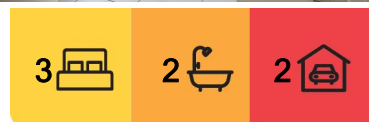
Upstairs is a L-shaped living/dining room with R/C A/C, gallery kitchen, family bathroom, study and 3 bedrooms.

Downstairs is an activities room, 2nd shower and toilet in the laundry and a kitchenette. Storage is no problem here, there is a single garage under the main roof, a detached 35 sqm garage/workshop with power and drive thru access and a garden shed.

This complete package would suit those looking for a seachange, holiday home or just a great investment.

Greenwell Point is well known for its multiple award winning seafood restaurant, sumptuous Sydney rock oysters and amazing fishing spots.

Please call Peter on 0402 267 411 to arrange a private inspection.



**For Sale**  
\$749,000 to \$780,000

**View**  
[ljhooker.com.au/5ZHSD](http://ljhooker.com.au/5ZHSD)

**Contact**  
**Peter Rapley**  
0402 267 411  
[prapley.nowra@ljhooker.com.au](mailto:prapley.nowra@ljhooker.com.au)



**LJ Hooker Nowra**  
**(02) 4421 2957**

**Disclaimer:** 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 About this Property

<b>Property ID</b>	5ZHSD
<b>Property Type</b>	House
<b>Land Area</b>	669 m <sup>2</sup>

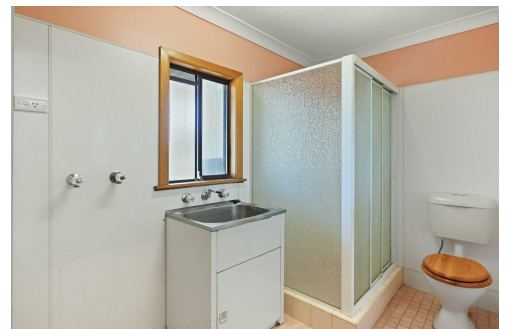
**Peter Rapley 0402 267 411**

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

**LJ Hooker Nowra (02) 4421 2957**

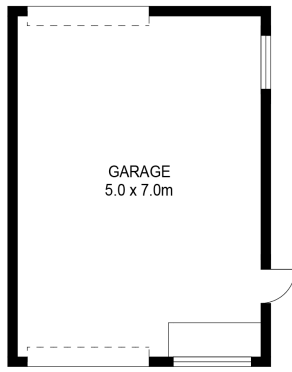
5/38-44 Berry Street, NOWRA NSW 2541

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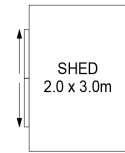


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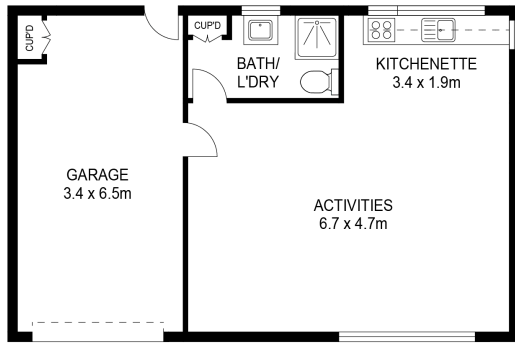
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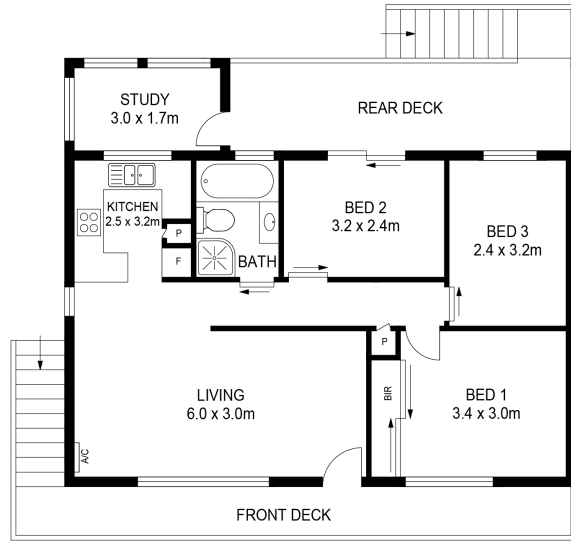
(NOT IN POSITION)



(NOT IN POSITION)



LOWER LEVEL



UPPER LEVEL

GROSS INTERNAL AREA  
 FLOOR 1: 114m<sup>2</sup>, EXCLUDED AREAS:  
 GARAGE: 57m<sup>2</sup>, DECK: 24m<sup>2</sup>, SHED: 6m<sup>2</sup>  
 TOTAL: 201m<sup>2</sup>

MEASUREMENTS ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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