



29 Royal Avenue, Medowie

## BIG BLOCK BIG SHED

The vendors are off and gone interstate but to finalise their move they need their current home sold and sold now.

Located in the very popular Bower Estate is this four bedroom, two bathroom home with open plan living dining and a dedicated home theatre, ideal for the young family or retiree looking for class.

The big cherry on top is the 1000sqm block, wide side access and great sized shed with mezzanine level giving the new owners plenty of room for all the toys.

This can't last long so make sure you are the buyer that acts fast before you miss out.

All information contained herein is gathered from sources we consider to be reliable. However, we, LJ Hooker Nelson Bay cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing. View our privacy policy here -

<https://www.ljhooker.com.au/legals/privacy-policy>

4 2 6

### FOR SALE

Price Guide: \$1,075,000 - \$1,150,000

### VIEW

By Appointment

### AGENTS

Ryan O'Connor

0417 977 476

[roconnor.medowie@ljhooker.com.au](mailto:roconnor.medowie@ljhooker.com.au)

### AGENCY

LJ Hooker Nelson Bay

(02) 4984 2400

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**

## MORE DETAILS

|               |                      |
|---------------|----------------------|
| Property ID   | 13XZF6R              |
| Property Type | House                |
| Land Area     | 1000 m2              |
| Including     | Ensuite              |
|               | Air Conditioning     |
|               | Toilets (2)          |
|               | Dishwasher           |
|               | Outdoor Entertaining |
|               | Built-in-Robes       |
|               | Secure Parking       |
|               | Fully Fenced         |
|               | Remote Garage        |
|               | Water Tank           |

**Ryan O'Connor 0417 977 476**

Sales Executive | Licensed Real Estate Agent - Class 2 |  
roconnor.medowie@ljhooker.com.au

**LJ Hooker Nelson Bay (02) 4984 2400**

31 Stockton Street, NELSON BAY NSW 2315  
nelsonbay.ljhooker.com.au | nelsonbay@ljhooker.com.au



# 29 Royal Avenue, Medowie



**Total: 149 m2**  
**1st Floor: 149 m2**  
 Excluded Areas: Porch: 13 M2, Covered Patio: 23 M2  
 Alfresco Area: 13 M2, Garage: 29 M2, Shed/Workshop 83 M2: 29 M2, Walls: 17 m2



ALL SIZES, DIMENSIONS & ELEMENTS ARE APPROXIMATE & INTENDED FOR VIEWING PURPOSES ONLY  
 © 2026 Rite Angle Media - All rights reserved  
[www.riteanglemedia.com.au](http://www.riteanglemedia.com.au)

**LJ Hooker**  
 Medowie