

28 Fitzpatrick Street, Old Erowal Bay

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Location, Land, and Loads of Potential!

Set in a quiet, sought-after location just minutes from the stunning white sands of Jervis Bay, this 3-bedroom brick home sits on a large private double block, offering an incredible opportunity for renovators, investors, or dream-home builders.

Inside, you'll find:

- Three bedrooms, two with built-in robes
- " A spacious lounge and dining room
- " A family living area off the kitchen, which opens directly to a covered back porch —a perfect spot for BBQs or lazy afternoon lounging
- " Single garage under the main roof
- " Plus, a detached oversized double garage at the rear, easily accessible via a wide side access space —perfect for tradies, hobbyists, or additional vehicle storage

Yes, the house is in need of work inside and out, but the potential is undeniable. With some vision and effort, this rundown property can be transformed into a wonderful family home or holiday retreat.

Surrounded by convenience, you're just moments from local shopping centres, quality schools, and sporting grounds. Bring your tools, your imagination, and your plans —and make it

FOR SALE
offers invited

AGENTS

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

Kate Tucciarone
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AGENCY

LJ Hooker Sanctuary Point | Vincentia
(02) 4443 9666

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

yours!

Call James Lewis on 0414 715 668 to arrange your private inspection.

MORE DETAILS

Property ID	TGVFAT
Property Type	House
Land Area	1391 m2
Including	Toilets (2)

James Lewis 0414 715 668

Principal | Auctioneer | james.lewis@ljhooker.com.au

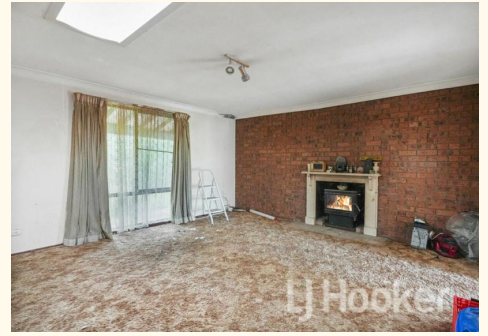
Kate Tucciarone

Sales Associate | kate.tucciarone@ljhooker.com.au

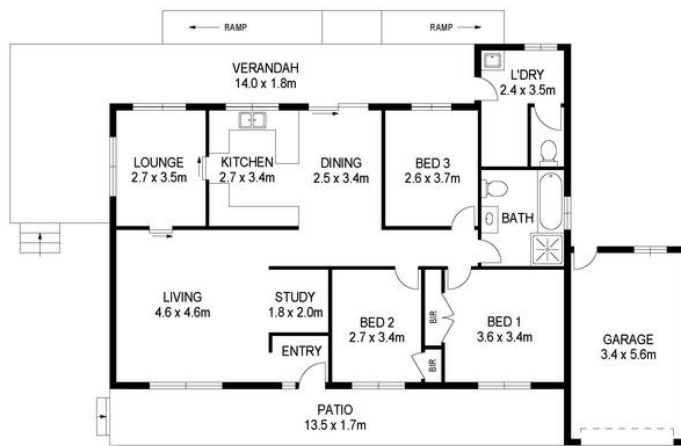
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28 FITZPATRICK STREET, OLD EROWAL BAY

RESIDENCE AREA : 277m² (APPROX INTERNAL AREA + GARAGES + VERANDAH + PATIO)

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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CREATIVE



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