52 McGowen Street, Old Erowal Bay

Unbeatable lifestyle appeal backing onto the waterway

Proudly presented by Kate Tucciarone and James Lewis of LJ Hooker Sanctuary Point and Vincentia.

Calling all fishing and nature enthusiasts-this is your chance to secure a once-in-a-lifetime property in a tightly held pocket of Old Erowal Bay, backing directly onto Worrowing Waterway. With the creek at your doorstep, it's the perfect place to swim, fish, or launch your tinny straight out into St Georges Basin. This solid brick home features three bedrooms, all with built-in robes and new carpet, a convenient three-way bathroom, and a formal lounge and dining room with Split system A/C. At the rear, the open plan living area boasts soaring ceilings, a functional kitchen with a large breakfast bar, and a second living space that flows onto an undercover deck. Enjoy entertaining or unwinding while taking in serene views over the expansive backyard and reserve. The laundry off the deck includes a second toilet, and the single drive-through garage provides easy access to the backyard. Garden sheds add storage for tools, and a rear gate gives you direct access to the creek and leafy reserve beyond. Set on a sprawling 1,088m² block, this rare creek-side property offers space, tranquillity and unbeatable lifestyle appeal.
For further information, or to book your inspection, contact Kate

3 1 1

FOR SALE
$700,000 - $735,000

AGENTS

Kate Tucciarone
kate.tucciarone@ljhooker.com.au

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

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

Tucciarone on 0494187031.

MORE DETAILS

Property ID	TJPFAT
Property Type	House
Land Area	1088 m2
Including	Toilets (2)

Kate Tucciarone
Sales Associate | kate.tucciarone@ljhooker.com.au
James Lewis 0414 715 668
Principal | Auctioneer | james.lewis@ljhooker.com.au

LJ Hooker Sanctuary Point | Vincentia (02) 4443 9666
1/10 Paradise Beach, Rd, SANCTUARY POINT NSW 2540
sanctuarypoint.ljhooker.com.au | sales.spv@ljhooker.com.au

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

SITE PLAN
(NOT TO SCALE)

52 MCGOWEN STREET, OLD EROWAL BAY

RESIDENCE AREA : 192m² (APPROX INTERNAL AREA + GARAGE + SHEDS + VERANDAH + PORCH)

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.

LJ Hooker

Cue.
CREATIVE

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