

## South Nowra, 37 Bowerbird Street

### A Big Bowerbird Beauty

37 Bowerbird truly has it all for the growing family. Constructed on the high side of the road in a new estate in South Nowra, 37 Bowerbird is built on a huge 949 square metre parcel. The home has 4 large Bedrooms, 2 Bathrooms as well as a double Garage. The pitched ceiling in the main living areas creates an ambience of space where the open plan lounge, kitchen and dining brings the family together

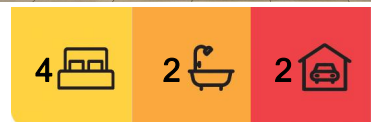
The home is well positioned on the Lot which provides wide side access to the back yard, ideal for caravan or boat to be off the street

The list of features include,

- Huge 949 square metre Lot with large backyard
- 4 Double bedrooms, with the main having an ensuite and walk in robe
- Wide entry for spacious access to the property
- Combined Kitchen, Dining and everyday living
- Separate Formal lounge and separate Theatre room



**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.



**For Sale**  
\$890,000 - \$920,000

**View**  
By Appointment

**Contact**  
**Peter Rapley**  
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prapley.nowra@ljhooker.com.au  
**Patrick Tynan**  
0418 603 980  
patrick.tynan@ljhooker.com.au

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

- Large private undercover Alfresco
- Extra wide side access to the rear yard
- Ducted air conditioning
- Tiled throughout the living spaces with carpet in the bedrooms

Whether you looking to find a spacious family home, or looking to add a property to your rental portfolio, 37 Bowerbird is a must to inspect. Contact Patrick on 0418 603 980 to arrange your private inspection

## More About this Property

<b>Property ID</b>	6ACHSD
<b>Property Type</b>	House
<b>Land Area</b>	949 m2

### Peter Rapley 0402 267 411

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

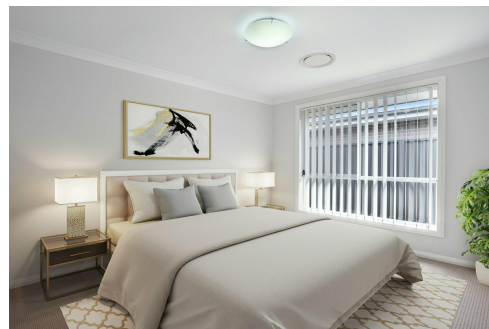
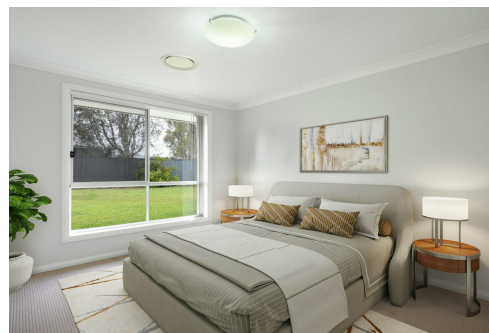
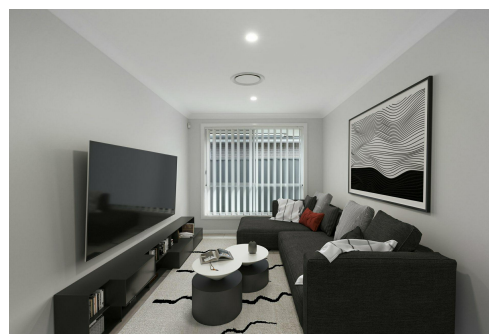
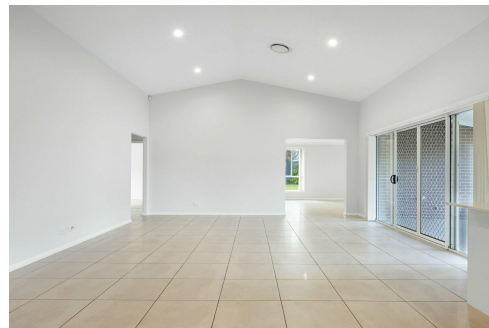
### Patrick Tynan 0418 603 980

Licensee | [patrick.tynan@ljhooker.com.au](mailto:patrick.tynan@ljhooker.com.au)

### LJ Hooker Nowra (02) 4421 2957

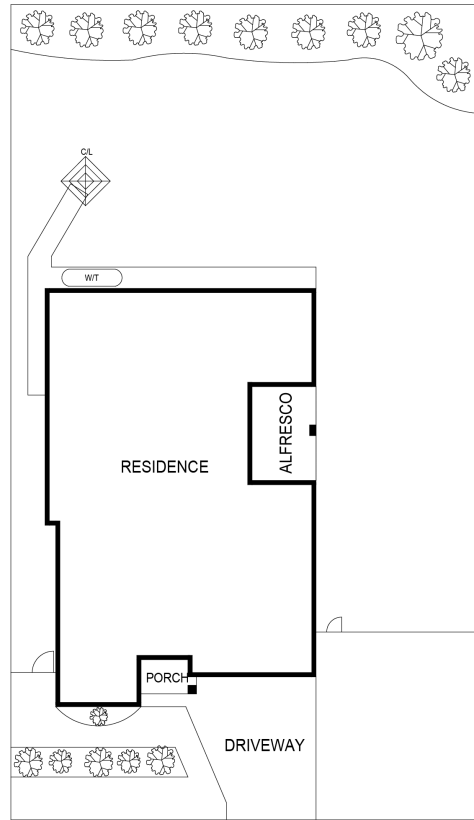
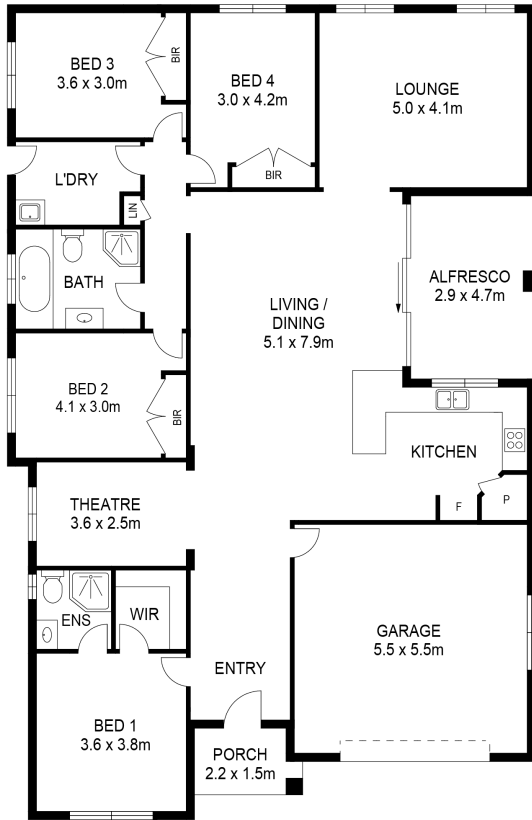
5/38-44 Berry Street, NOWRA NSW 2541

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SITE PLAN  
(NOT TO SCALE)

GROSS INTERNAL AREA  
 FLOOR 1: 172m<sup>2</sup>, EXCLUDED AREAS:  
 GARAGE: 30m<sup>2</sup>, PORCH: 4m<sup>2</sup>, ALFRESCO: 13m<sup>2</sup>  
 TOTAL: 219m<sup>2</sup>

MEASUREMENTS ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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