



71 Osprey Road, South Nowra

## Your Dream Lifestyle Awaits in Twin Waters!

Welcome to 71 Osprey Road, South Nowra - positioned in one of Twin Waters' most sought-after streets, this beautifully finished GJ Gardiner home offers space, quality and a relaxed lifestyle overlooking the Worrigea Nature Reserve.

Set on a generous 845m<sup>2</sup> block, the home features 4 bedrooms, 2 bathrooms and three separate living areas including a dedicated theatre room, ideal for growing families or those who simply want extra space.

At the heart of the home is a well-appointed kitchen with a 900mm Smeg oven, gas cooktop, walk-in pantry and quality finishes throughout. Storage has been thoughtfully considered with a huge walk-in linen cupboard and a built-in mudroom adding everyday practicality.

Ducted air conditioning keeps the home comfortable year-round while plantation shutters in the master bedroom, theatre and two front bedrooms give a clean, timeless finish.

Outside, there's a large undercover entertaining area with ceiling fans perfect for hosting or unwinding which steps down to a well-designed fire pit area. The yard is fully landscaped and includes a garden shed

4  2  2 

### FOR SALE

\$1,200,000 to \$1,250,000

### VIEW

Sat 23rd May @ 10:30AM - 11:00AM

### AGENTS

Linda Edwards

0403 437 266

[linda.edwards@ljhooker.com.au](mailto:linda.edwards@ljhooker.com.au)

Alexandra Harris

0455 299 044

[alexandra.harris@ljhooker.com.au](mailto:alexandra.harris@ljhooker.com.au)

### AGENCY

LJ Hooker Nowra

(02) 4421 2957

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

with solar panels already installed to help with energy efficiency. Every detail has been carefully finished right down to the architraves making this a move-in-ready home in a quality, tightly held location.

**Key Features:**

- 845m<sup>2</sup>; block overlooking Worrigea Nature Reserve
- GJ Gardner built home
- 4 bedrooms, 2 bathrooms
- 3 living areas including theatre room
- 900mm Smeg oven with gas cooktop
- Walk-in pantry and oversized walk-in linen cupboard
- Built-in mudroom
- Ducted air conditioning throughout
- Plantation shutters to key rooms
- Large undercover outdoor area with ceiling fans
- Fire pit area and landscaped yard

Please call Linda on 0403 437 266 or Alexandra on 0455 299 044 to arrange a private inspection.

**MORE DETAILS**

Property ID	6NHHS
Property Type	House
Land Area	853 m <sup>2</sup>
Including	Ensuite Study Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Fully Fenced

**Linda Edwards 0403 437 266**

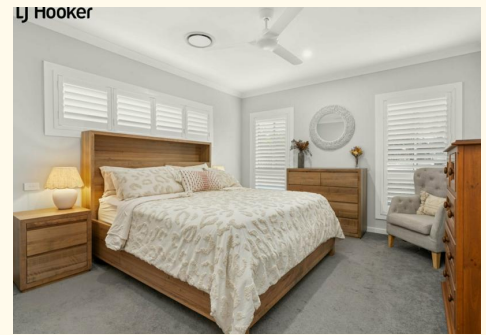
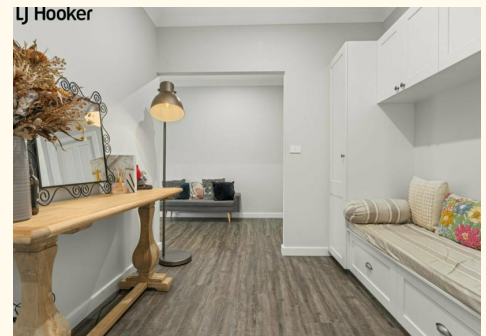
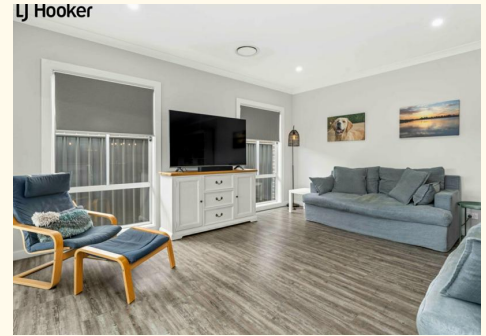
Licensed Real Estate Agent / JP / Member of the LJ Hooker Captains Club | [linda.edwards@ljhooker.com.au](mailto:linda.edwards@ljhooker.com.au)

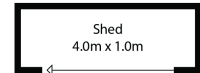
**Alexandra Harris 0455 299 044**

Sales Associate | [alexandra.harris@ljhooker.com.au](mailto:alexandra.harris@ljhooker.com.au)

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All attempts have been made to ensure the accuracy of this floor plan.  
 All measurements of doors, windows, opening direction, room measurements are approximate  
 and no responsibility is taken for any error, omission or misstatement this plan is for display purposes only and not to scale.  
 The total floor area is not a guarantee. Should be used as an approximation and not be used on the basis of valuation.

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