



203 Island Point Road, St Georges Basin

## Coastal/ Acreage Lifestyle

Peter Rapley from LJ Hooker Nowra is privileged to present 203 Island Point Road, St Georges Basin to you!




This 3 bedroom double brick + tile home is to be listed for the very first time and will leave behind many happy memories.

The home rests on a park like 6807sqm fully fenced block and is only a short drive to the pristine waters of St Georges Basin. Features of the home are a spacious lounge room, family room, boasting woodfire place, R/C A/C and a dining area.

There is also a timber kitchen offering a gas cooktop and an electric oven, a 3 way bathroom leading off the main bedroom, a laundry with a second toilet and a double garage/ workshop with a drive thru, double remote and internal access.

Added features are built-in robes in all bedrooms, polished pine flooring, covered outdoor entertainment area, refurbished tile roof, an alarm system, a garden shed and 2 water tanks.

This is one solid tidy home and will not disappoint once inspected, Please call Patrick Tynan on 0418 603 980 to arrange a private viewing!

3  1  2 

**FOR SALE**  
\$1,050,000 - \$1,090,000

### AGENTS

Peter Rapley  
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Patrick Tynan  
0418 603 980  
patrick.tynan@ljhooker.com.au

### AGENCY

LJ Hooker Nowra  
(02) 4421 2957

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 67KHSD  
Property Type AcreageSemi-rural  
Land Area 6807 m2  
Including Air Conditioning  
Toilets (2)  
Alarm  
Fire Place  
Balcony  
Outdoor Entertaining  
Floorboards  
Workshop  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage  
Water Tank

### **Peter Rapley 0402 267 411**

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

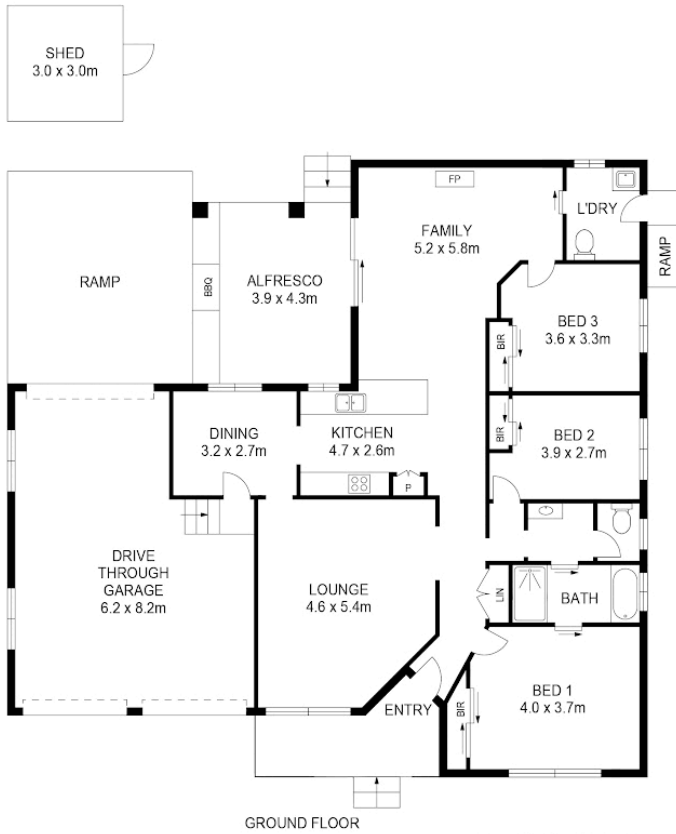
### **Patrick Tynan 0418 603 980**

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

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

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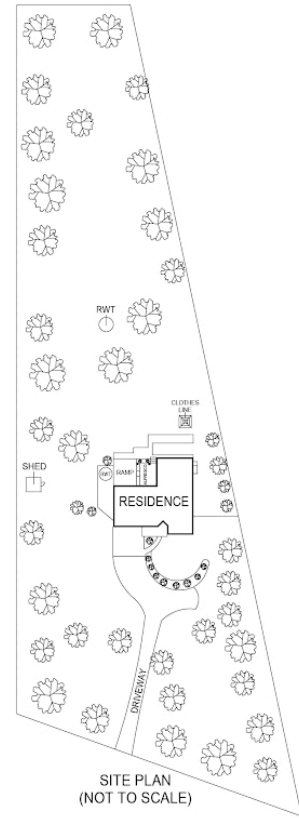




GROUND FLOOR

GROSS INTERNAL AREA  
 FLOOR 1: 136m<sup>2</sup>, EXCLUDED AREAS:  
 GARAGE: 45m<sup>2</sup>, ALFRESCO: 19m<sup>2</sup>, SHED: 9m<sup>2</sup>  
 TOTAL: 209m<sup>2</sup>

MEASUREMENTS ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



SITE PLAN  
 (NOT TO SCALE)



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