



## HUGE BLOCK - DUAL OCC POTENTIAL

### Auction - If Not Sold Prior

 3  1  2 | House

Auction to be held onsite Saturday the 31st of January (if not sold prior).

Positioned just 300mtrs from the public waterfront reserve where you can launch your SUP, Kayak, Canoe or just throw in a line and have a fish & approx 650mtrs to the regions best boat ramp.

- \*Tidy kitchen has loads of storage & open to the dining.
- \*Reverse cycle a/c to living, heats/cool the entire home.
- \*Handy solar power system is great to keep the bills low.
- \*Three bedrooms, one bath plus second living/bunkroom.
- \*Front deck gets the morning sun & looks toward the view.
- \*Rear al-fresco is an amazing place to entertain & relax.
- \*Freestanding double garage, perfect workshop/man shed.
- \*Huge side access, room to park cars, boats, caravan's etc.
- \*Good sized fully fenced backyard, private 1012m2 block.
- \*Backyard is a blank canvas, room for another dwelling (stca).
- \*5 mins to the whitest sands in the World at Hyams Beach.

Approx 3-5 minutes drive to Vincentia Market Place with Woolworths, Aldi and many specialty stores as well as Jervis Bay's popular beaches being at your fingertips.

All enquiries or to book a private inspection please contact Ashton Haddy-Morton on 0408 162 849, Scott Morton on 0405 227 987 or you can contact our office on 44417 514.

### Auction Date

Sat 31 Jan 1:30 pm

### Upcoming Inspections

Sat 13 Dec 10:00 am-10:30 am

Sat 10 Jan 1:00 pm-1:30 pm

Sat 17 Jan 1:00 pm-1:30 pm

Sat 24 Jan 1:00 pm-1:30 pm

### Jervis Bay Properties - Huskisson

Shop 2, 13 Hawke Street, HUSKISSON, NSW 2540



**Scott Morton**  
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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.

43 Second Avenue, Erowal Bay