



DUAL OCC POTENTIAL

\$775,000-\$825,000

 3  2  4 | House

Approx 2-3 minutes drive to "Home Co" Vincentia with Woolworths, Aldi and many specialty stores as well as Jervis Bay's popular beaches being at your fingertips. This property has 3 bedrooms plus a handy studio that is currently decked out as a mancave/chillout area.

- *Open plan kitchen flows to dining & lounge/living space.
- *Reverse cycle a/c to living, heats/cool the entire home.
- *Three bedrooms, main bathroom plus 2nd in the laundry.
- *North facing windows from lounge/living & kitchen.
- *Covered patio between house & studio for all weather.
- *Freestanding garage, double carport plus ample parking.
- *Corner position allows for side access to garage & carport.
- *Good sized 696m2 block, dual occupancy potential (stca).
- *Build another home at the rear and then sub-divide (stca).
- *Option to keep the current tenancy in place or move in.

Are you chasing that "Village Feel" that very few suburbs still offer?

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.

Upcoming Inspections

Inspect by appointment, contact agent.

Jervis Bay Properties - Huskisson

Shop 2, 13 Hawke Street, HUSKISSON, NSW 2540



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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.

59 Tibbles Avenue, Old Erowal Bay