

# 19 Old Woollamia Road, Falls Creek, NSW 2540



## House For Sale

Friday, 19 January 2024

19 Old Woollamia Road, Falls Creek, NSW 2540

Bedrooms: 5

Bathrooms: 4

Parkings: 4

Area: 7014 m2

Type: House



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**\$1,700,000 - \$1,800,000**

Presented by Jayde Webb and Corey Hamilton of One Agency Elite Property Group. Are you on the hunt for an exceptional home that not only offers spacious living but also comes with a versatile shed, ready to accommodate your every need? Here's a breakdown of the outstanding features of this extraordinary property:

**Impressive Shed:** The property boasts a massive shed with ample clearance, catering to the demands of any tradesperson. Inside, you'll discover a vast space that will impress even the most discerning individuals. What sets it apart is the inclusion of a bathroom, kitchen, and a bedroom, making it an ideal spot for a teenage retreat, extended family living, or a convenient home office setup. To the side of the shed, you'll find a fish cleaning table with its water source, making it a dream spot for fish enthusiasts.

**Versatile Granny Flat:** In addition to the main house, the property features a brand-new granny flat, purposefully designed for dual home occupancy. This space can be harnessed for a family member's accommodation or as an additional income source. It comprises a generously-sized bedroom, a fully equipped kitchen, and a bathroom.

**Four Bedrooms:** The primary residence encompasses four bedrooms, with the master bedroom showcasing a walk-in closet, built-in wardrobe, reverse cycle air conditioning, and an ensuite. The living areas are abundant, encompassing a formal lounge, dining space, family room, and a multifunctional converted garage. This converted garage has served as a gym, library, and a retreat for fishing enthusiasts, making it ideal for running a small business or storing water sports equipment and more.

**Outdoor Entertainment:** Revel in the extensive outdoor entertainment area that provides a stunning view of the in-ground pool, creating a perfect setting for hosting summer barbecues and gatherings.

**Additional Features:** Among the numerous features, you'll also discover a second reverse cycle air conditioning unit, a slow combustion fireplace, a tandem carport linking the shed to the main house, a well-appointed kitchen with updated appliances, multiple fruit trees, a substantial hardstand area in front of the shed, a three-way main bathroom, and many other remarkable elements.

**Ideal Location:** Positioned perfectly between Nowra and the captivating beaches of Jervis Bay, this property is a must-see and merits your inspection. This property truly offers an exceptional fusion of space, adaptability, and comfort, making it an ideal dream home for those in search of the perfect blend of residential and functional spaces.