

# 43 & 43A Boorawine Terrace, Callala Bay, NSW 2540 **RayWhite**

## Sold House

Tuesday, 27 February 2024

43 & 43A Boorawine Terrace, Callala Bay, NSW 2540

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 1229 m2**

**Type: House**



Glenn Brandon  
0438207846



Crystal Brandon  
0424034164

**\$1,295,000**

Welcome Home to 43 & 43A Boorawine Terrace, Callala Bay. Nestled just a 2-minute walk from the pristine waters of Jervis Bay and the Callala Bay boat ramp, this enchanting property invites you to immerse yourself in the coastal lifestyle like never before. Step into a world of charm and character with the mostly original fibro cottage that graces the front of the expansive 1229 SQM block. Each corner exudes the warmth of a bygone era, offering 2 bedrooms, a unique 'sleep-out' bedroom, an updated family bathroom with a separate toilet, and an open-plan kitchen, living, and dining area-all meticulously preserved in pristine original condition. This is not just a house; it's a canvas awaiting your personal touch. Venture to the rear of the property, where 43A Boorawine Terrace awaits. This completely level 754 sqm block, already subdivided, comes with a concrete driveway and sturdy fencing in place. The potential here is boundless-ready for your imagination to unfold. A mere two-minute stroll to the Callala Bay boat ramp ensures seamless access to the crystal-clear waters of Jervis Bay. Boating enthusiasts and water lovers will find this location a true haven. Moreover, the slight elevation in the road hints at the potential for breathtaking water views from a future two-storey home. Immerse yourself in the laid-back coastal lifestyle that defines Callala Bay. Whether you're strolling along nearby beaches, indulging in water sports, or simply savouring the breathtaking views, this location offers the ultimate seaside escape. Property particulars are noted below. - Two generously sized bedrooms and a 3rd 'sleep out' bedroom to the rear of the home. - Open plan kitchen, living and dining area with reverse cycle air conditioner.- Updated family sized bathroom. - A separate toilet to the rear of the home. - Small paved outdoor courtyard. - Single bay shed with double doors. - 43 Boorawine Terrace - 475 sqm level block of land with home. - 43A Boorawine Terrace - 754 sqm level block of land, inclusive of concrete driveway. - A combined total of 1,229sqm. - R2 zoning. - 100m from the Callala Bay Boat Ramp, Jetty and Jervis Bay Sailing Club.- 1.2km from the Callala Bay Shopping Village, Medical Centre and Public School. Don't miss the opportunity to make this property your own. Get in touch today to arrange your private inspection.