

# 55a NAVAL PARADE, Erowal Bay, NSW 2540



## House For Sale

Friday, 17 May 2024

55a NAVAL PARADE, Erowal Bay, NSW 2540

Bedrooms: 5

Bathrooms: 4

Parkings: 11

Area: 1239 m2

Type: House



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## Price Guide \$2,850,000 - \$2,950,000

Discerning buyers seeking a luxury coastal retreat, full-time dual living with the option to generate income. Occupying an elevated 1239 sqm parcel with panoramic direct and exclusive waterfront views of St Georges Basin. Guest House: The two-bedroom mid century guest house, offers accommodation for extended family & guests, rental or continue the popular short stay revenue. Future flexibility of considering options ie, new dwelling to further maximise those water views, subdivide STCA- Recent quality renovations- Garage with additional parking- Air-conditioning along with a wood fireplace- Outdoor entertaining areas- Water views- NBN Connected Main Residence: This tastefully refurbished residence comprises of a very spacious open-plan living and luxury inclusions. The custom-crafted kitchen includes a premium stone feature with waterfall benchtops, and stone splash backs, in addition to the premium fittings and appliances. A kitchen simply designed for those who love to entertain and cook. Enjoy the Waterview oasis from your naturally light-filled dining and living areas. Matching built-in entertainment cabinetry, beside the ambient Jetmaster fireplace for those cosy yet scenic evenings, in addition to the fully ducted air-conditioning. Living areas flow onto the sun-drenched verandah where the theatric sunsets and 180-degree water views can be embraced. Master bedroom with ensuite and walk-in robe. Two additional two bedrooms with robes and a convenient three-way bathroom. Lower level offers extensive storage, a bathroom, air-conditioning, and parking in abundance, (approx. 5 vehicles) to store and secure all your recreational and workshop needs. An additional separate garage at the upper level.- Separately metered for both power & water- NBN connected- Solar hot water/ instantaneous- Landscaped grounds Location: Nestled within a brief 5-mins drive from the renowned Hyams Beach. Vincentia and Huskisson Beaches a short distance, all famed for the Jervis Bay white sands. After a day of sun and surf, essential amenities within 5-minute reach, including Coles, Woolworths, Aldi, and Home-Co. A charming coffee shop awaits just across the road. Offering a picturesque setting in a tightly held location, this opportunity will provide idyllic comfort to please the lifestyle seekers and investors alike. Call Barb today for a private inspection on 0408 695 079. Disclaimer: \*All information offered by dwell Realty is provided in good faith. It is derived from sources believed to be accurate and current as at the date of publication and as such dwell Realty simply pass this information on. Use of such material is at your sole risk. Prospective purchasers are advised to make their own inquiries with respect to the information that is passed on dwell Realty will not be liable for any loss resulting from any action or decision by you in reliance on the information.