

**95 Queen Mary Street, Callala Beach, NSW 2540**



**Sold House**

Tuesday, 9 January 2024

95 Queen Mary Street, Callala Beach, NSW 2540

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 797 m2**

**Type: House**



Vanessa Middleton  
0492945367

**\$1,250,000**

This large 2 storey, 3 bedroom and 2 bathroom home has so many functional spaces to accommodate any buyers needs including home office space, relaxing and recreational living spaces. The property is currently a very successful holiday rental and loved family home and has been renovated to support further flexibility including the opportunity to create additional bedrooms and kitchen downstairs (STCA). Sympathetically renovated home with established gardens that have been professionally landscaped is the most sublime, beautiful and relaxing property. The front yard invites native birds including majestic black cockatoos, kookaburras, king parrots as well as the occasional kangaroo, while the backyard is a treasure trove of little spaces to sit and enjoy the private sanctuary created by the sculpted gardens whilst enjoying the sea breeze all on this spacious 797sqm block land. Freshly painted inside and out with security screens downstairs and electronic key entry for convenience. Large open plan living downstairs, beautifully tiled with light sandy coloured european timber look tiles for versatile living, new cosy european eco-friendly wood fire, new large windows and sliding doors to create warmth & light. Preparation area for entertaining downstairs, storage and a large new bathroom & laundry. There are so many outdoor entertaining spaces to choose from all year round including a covered entertainment area adjoining the downstairs living and a beautiful paved sandstone space which holds a fire-pit for those cozy evenings star gazing, story telling and toasting marshmallows around the fire. The gardens are irrigated with an automatic digital watering system sourced from a new bore and electric bore pump installed on the property. Upstairs living & dining, kitchen and 3 bedrooms all have windows or sliding doors overlooking the stunning gardens and the abundance of birdlife and native animals. The renovation has been done to create functionality while still keeping the original retro kitchen & bathroom to ensure a relaxed atmosphere, polished timber floors & lovely original timber features. Climatic control upstairs with R/C aircon in the living area and ceiling fans in all 3 bedrooms. Enjoy an afternoon drink & snack on the sunny front balcony and the beautiful sounds of the beach in the background. The home is set in the middle of the large 797sqm block allowing room for a large shed or pool in the front or rear yard, access to the rear yard, the long driveway allows secure off street parking for the boat & or caravan. The single garage is tiled and painted inside ready to be transformed into another bedroom, living space or kitchenette (STCA). The property is fully fenced and gated to keep the kids and pets safe. So much to do on the south coast in stunning Jervis Bay all the water sports you can imagine at your fingertips, catch the Husky Ferry from Myola to Huskisson to explore the many shops, cafes & restaurants.