

**88 Shoalhaven St, Nowra, NSW, 2541**



**House For Sale**

Friday, 16 August 2024

88 Shoalhaven St, Nowra, NSW, 2541

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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## 'Carmona'

Welcome Home to 'Carmona' at 88 Shoalhaven Street, Nowra.

Nestled within mature gardens and exuding timeless appeal, we proudly introduce this meticulously restored Californian bungalow to the market.

This home has been skillfully renovated to retain its authentic character while incorporating subtle updates that create a bright, fresh atmosphere, perfectly aligning with modern family living. Throughout the residence, you'll find ten-foot-high ceilings bordered with oversized windows throughout, allowing natural light to flood the space. The original timber floorboards, six-inch skirting boards, and wainscoting has been impeccably preserved, all in immaculate condition.

The expansive hallway and spacious rooms amplify the feeling of openness and light, creating an inviting and airy atmosphere throughout the home. This is a home where classic elegance meets contemporary comfort, inviting you to fall in love at first sight.

The home offers three generously sized bedrooms and a modern open-plan design that effortlessly blends indoor and outdoor living. Delivering low-maintenance family perfection in a sought-after pocket of Nowra, you'll enjoy being just minutes to shops, cafes, schools and river walks. It's also a 5-minute walk to the newly expanded Shoalhaven Hospital.

This property also offers exciting development potential with its 743sqm level block, side access, and R3 zoning. Concept plans for a duplex at the rear of the block have already been drawn up and are available upon request, providing a fantastic opportunity for future expansion.

Property particulars are noted below.

- 'Carmona' (c. 1910 - 1915) has been cleverly restored and brought back to life and updated by a heritage architect.
- Three generously sized bedrooms.
- Main bedroom with well appointed ensuite.
- Main bathroom features a clawfoot bath tub, separate w.c. and beautiful antique cabinetry.
- Large light filled kitchen with full width north and east facing windows, island bench, dishwasher and freestanding 'SMEG' electric oven with 6 burner gas cooktop.
- Open plan kitchen, living and dining area with built-in bench to dining area and raked ceilings with exposed beams.
- RC/AC and ceiling fans to main living and dining area.
- Seamless indoor/outdoor transition to the outdoor entertaining area, featuring sliding glass servery windows from the kitchen and custom-made 2.4m high French doors leading from the lounge room.
- Raised timber terrace overlooking the private, fully fenced low maintenance backyard.
- European laundry.
- 10ft high ceilings, stained glass casement windows, wainscoting, and timber floorboards with 6 inch skirting boards throughout.
- Salvaged period light fittings to many rooms.
- 743 sqm block with R3 zoning and side access.
- Architect designed plans for rear duplex and further development of the block are available on request.
- 500m from St Michael's Catholic Primary School, 700m from Shoalhaven District Memorial Hospital, 900m from the Shoalhaven River, and 400m from the Nowra CBD.

For more information or to arrange your private inspection contact Glenn Brandon or Crystal Brandon today.