

**10 Shoalhaven Street, Nowra, NSW, 2541**



**House For Sale**

Friday, 20 December 2024

10 Shoalhaven Street, Nowra, NSW, 2541

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



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## **position is everything**

Welcome to this well positioned 3-bedroom home. Offering the potential for a 4th bedroom and set on a perfectly situated 696sqm block, this property will be popular.

10 Shoalhaven St is a great opportunity to cement yourself as a homeowner in the very tightly held Nowra CBD.

Key property features include:

- 3 spacious bedrooms all with built in wardrobes; 2 with RC air conditioning
- a potential 4th bedroom, or office space
- original floorboards throughout
- centrally located bathroom, with gorgeous natural light bouncing off the light tiles
- open plan living/dining with reverse cycle air conditioning
- beautiful glass stained doors & neutral paint throughout
- large entertaining deck drenched with sun
- detached garage, with laundry and storage space at rear
- large backyard with stunning hedging - a green thumbs dream!
- tenanted until June 2026

Location benefits:

- minutes walk to the expanding Shoalhaven District Memorial Hospital
- 3 min drive to Nowra Public School
- 1 min drive to St Michael's Primary School
- 5 min drive to Nowra High School
- 6 min drive to Nowra Centre Plaza

Whether you are looking for a great investment, to downsize or a home to raise a family, this property is ideal.

Within minutes of all of Nowra's amenities and set just off the Shoalhaven River, you will find yourself walking to get your morning coffee and shopping, or purely enjoying the rolling view along the water. These properties don't last long, call or email today to organise a viewing!

\*Several photos have been edited to remove personal items and may appear different in person

\*Inspection by private appointment