

## 21 Naval Parade, Erowal Bay FOR SALE



### Sunsets over the water - everyday!

Arguably, one of the most private and desirable locations in Erowal Bay.

This spacious home is set on an 832 sqm parcel of land with reserve on two sides and access to the water at the rear.

Living is easy in Erowal Bay and holiday patrons return year after year to enjoy the serenity!

### Property features:

- Four bedrooms, two bathrooms, two living areas, an office and a large remote double garage
- Modern open-plan kitchen, dining, lounge area and deck all with water views
- Two separate lounge areas, large bedrooms with blinds and curtains throughout
- The front of the home could be perfect for Airbnb or home business
- Raked ceilings, a combination of Cyprus timber and floating timber flooring throughout
- Two Reverse cycle air-conditioning systems and excellent cross ventilation
- Fully fenced with established gardens that create privacy, a haven for birds and wildlife
- Erowal Bay is serviced by the local one-stop store which serves woodfired Pizza, Thursday-Sunday
- Deep water boat ramp 1-minutes' drive with access to St Georges Basin for fishing and boating
- Only 5-minutes to Hyams Beach and the National Park and 6-minutes to Vincentia marketplace

This is a great opportunity to acquire a spacious, private home that offers easy access to the water for kayaking and paddleboarding.

### Features

- 2 Toilets
- 2 Living Areas

### Land size

832.00 Sqm



**Trish Broome**

Principal - Trish Broome Property

M: 0447 661 388

E: trish.broome@smileelite.com

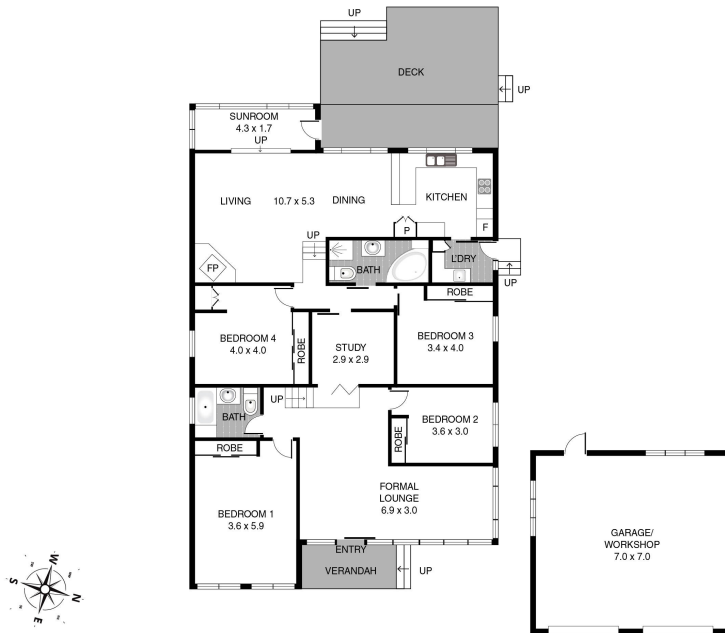


**Trish Broome**

**Principal - Trish Broome Property**

**M:** 0447 661 388

**E:** [trish.broome@smileelite.com](mailto:trish.broome@smileelite.com)



Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.