



# FOR SALE

## LARGE R2 PARCEL OF LAND AVAILABLE

Oliver Koltovski and LNK@realty welcome you to paradise in Callala Bay, this very rare large parcel of land is the perfect opportunity to build your dream home or subdivision potential S.T.C.A.

Exclusive Opportunity to also secure next door 71 Watt Street, Callala Bay also boasting 2,023sqm giving you a grant total of 4,046sqm of land moments from picturesque waters off Callala Bay.

This land offers the ultimate coastal lifestyle. With its pristine beaches, crystal-clear waters, and breathtaking views, Callala Bay is the perfect escape from the hustle and bustle of city life.

Spread over 2023 square meters, this land offers you the space and freedom to create the home off your dreams. Whether you envision a sprawling home or a cozy beach cottage, the possibilities are endless with this expansive land. You can design your own private oasis, complete with a pool, outdoor entertainment area, and lush gardens. The only limit is your imagination.

But the beauty of this land doesn't just lie in its size. It also boasts a prime location within Callala Bay. Situated approximately 500m away from the bay and boat ramp, you can spend your days soaking up the sun, swimming in the ocean, or taking long walks along the shore. The town's amenities, including shops, cafes, and restaurants, are also within easy reach, making daily errands a breeze.

Not only is this land a dream location for a permanent residence, but it also provides an excellent opportunity for a holiday home. With its close proximity to popular tourist destinations such as Jarvis Bay and Hyams Beach, you can turn this land into a lucrative investment property. Imagine spending your holidays in your own slice of paradise while also generating a steady income.

Specifications:

- Zoned R2
- Side by side parcels of land available
- 69 Watt Street Land total 2,023sqm
- 71 Watt Street Land total 2,023sqm

0 BED | 0 BATH | 0 CAR

PRICE:  
Expression of Interest

OPEN FOR INSPECTION:  
N/A



**Oliver Koltovski**  
**0411417474**  
 lnk@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)