



# FOR SALE

## CAPTIVATING ON KALLAROO

Wright Way Realty Jervis Bay is thrilled to present your dream home in the charming coastal town of Erowal Bay. This stunning, brand-new residence offers more than just a place to live—it provides a lifestyle. Perfect for growing families or those who love to entertain, this spacious home is ideally located just 2.2 km from the Vincentia Marketplace and 2.5 km from Vincentia High School.

- @ A captivating, warm and inviting home on a generous 1144 sqm parcel
- @ An open-plan design that ensures seamless flow between living spaces
- @ A gourmet kitchen featuring Cosentino benchtops and a large 900mm gas cooktop
- @ Eco-friendly solar panels with battery backup for cost-effective energy use
- @ Multi-zoned Daikin Inverter Reverse Cycle Air Conditioning throughout
- @ 2.55 metre ceilings that create a light-filled and contemporary ambiance
- @ The extra media room or office gives the buyer a range of possibilities.
- @ A covered outdoor entertaining area with a coffered ceiling, ideal for BBQ's
- @ The perfect place for hosting gatherings or enjoying quality time with loved ones
- @ The fully fenced yard creates a safe and playful space for family and friends
- @ Four garages, including a remote-controlled one for secure parking and storage

@ Don't miss the chance to make Erowal Bay your new home. Contact Glenn Wright today!

4 BED | 2 BATH | 4 CAR

### PRICE:

\$1,200,000 - \$1,250,000

### OPEN FOR INSPECTION:

N/A



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Wright Way Realty



**3 Kallaroo Road, EROWAL BAY**



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Scale is in Metres & indicative only & dimensions are only approximate.  
The information contained & gathered herein is we believe from sources to be reliable.  
We can not guarantee it's accuracy & persons should rely on their own enquiries.

**WRIGHT** WAY  
**realty**  
**@realty**

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.