



2 Bedroom home from  
**\$249k**

**Blue Gum**

2 Bedroom

1 Bathroom plus separate WC

1 Carport

Internal area 57m<sup>2</sup>

Carport 18m<sup>2</sup>

Total area 75m<sup>2</sup>

*Retiring or downsizing?*

**Shoalhaven Caravan Village is the perfect location.**

These well built and appointed two-bedroom homes are located in our quiet leafy village nestled on the banks of the beautiful Shoalhaven River near the town of Terara.

This fabulous rural location is only one kilometre from the Nowra CBD. It is the perfect place for you to enjoy life and all that the Shoalhaven has to offer.

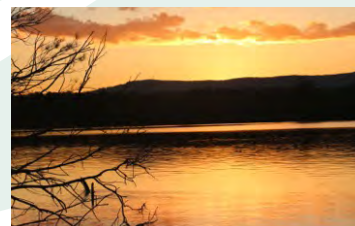
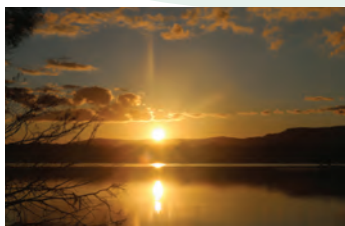
Shoalhaven is a fisherman's paradise. The area's beaches are amongst the best on the east coast. Only 15 minutes away to the south is the spectacular Jervis Bay with the worlds whitest sands and dolphin cruises.

Enjoy a scenic drive 15 minutes to the northeast with the Fitzroy Falls and Kangaroo Valley.

To the southwest, the historic Yalwal and early gold mines provide an exciting insight into the regions past.

Golfers will enjoy a choice of many close by exciting courses. Bushwalking, bike riding is at your doorstep for the adventurous. Do as little or as much as you like and have a great time!

*Get in early to secure your perfect location!*



Shoalhaven Caravan Village  
17 Terara Road, Nowra NSW 2540

**T** | 02 4423 0770  
**E** | shoalhav@bigpond.net.au  
**W** | shoalhavencaravanvillage.com.au



# BLUE GUM INCLUDES

## INTERNALLY

- Westinghouse appliances including 4x burner gas cook top and dishwasher
- Built in robes
- Separate laundry with storage
- Full bathroom and separate WC
- Reverse cycle air conditioning
- Gas hot water system
- Down lights throughout
- Ceiling fans
- Blinds

## EXTERNALLY

- Colorbond roof, fascia and skirting
- Aluminum windows with locks and fly-screens
- Painted timber front door with security fly screen
- Modwood front-entry deck
- Carport



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Shoalhaven   
CARAVAN VILLAGE