



**NOWRA**  
22 Douglas Street

4  2  2 

## A Grand Home, Huge Land & Amazing Redevelopment Potential (Zoned R2)

This grand “Federation” home has truly stood the test of time with a wonderful combination of style, space and elegance.

Situated at the top of the town in a quiet, leafy tree lined residential street, the home offers 4 spacious bedrooms (3 with original fireplaces & main with en-suite) built-in robes, formal lounge, formal dining, recently upgraded kitchen (including a wood heater) and huge family room measuring approx. 45sqm. Special features include 3m high, ornate, pressed metal ceilings, original polished timber floors, reverse cycle air conditioning, insulated walls, town gas, upgraded electricals and plumbing, sub-floor pest prevention system and attic ladder to roof space. Stepping outside you’ll find a sparkling in-ground pool, an excellent 5.00×10.00m garage/workshop, established trees and expansive manicured lawns.

Set upon a large 2,291sqm (approx.) block of land with a 22.78m (approx.) frontage and currently Zoned R2, the block is ideally suitable for redevelopment as a child care centre, consulting rooms, bed and breakfast accommodation, boarding house or subdivision (STCA). Close to schools, easy walk to shops, open parkland and playing fields nearby. A grand, family home and lifestyle, a magnificent parcel of land and an amazing array of potentially lucrative redevelopment options, all combine in this unique real estate opportunity.

Please call Dean Kalos on 0457 114 818 to arrange a private inspection!

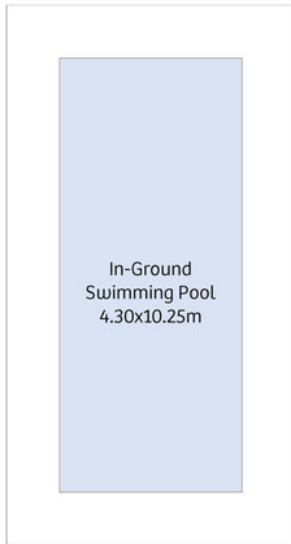
<b>Property ID:</b>	19102004
<b>Property Type:</b>	House
<b>Garages:</b>	2

### AGENT



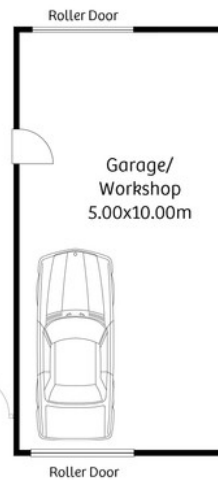
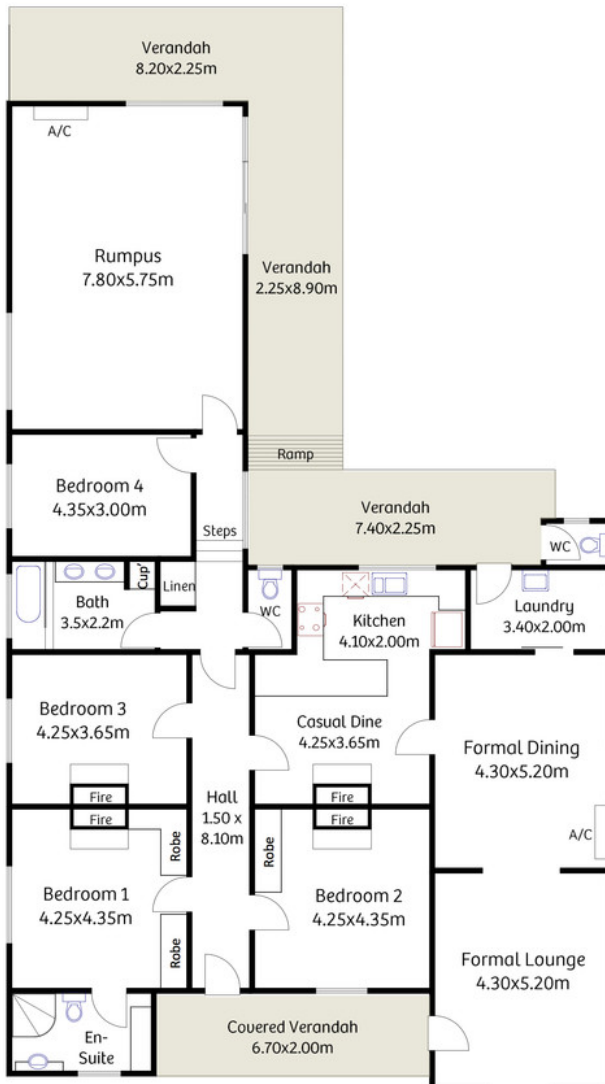
# Raine & Horne®

## 22 Douglas Street, Nowra



**Land size:**  
**Council zoning:**  
**Identifiers:**  
**Council rates:**  
**Features:**

2,291.3 sqm (approx)  
R2 Low Density Residential  
Lot D & E DP 370535  
\$1,484.44 pa (approx)  
- Total house area = 302.4sqm  
- Pressed metal ceilings (3.15m)  
- Original timber floorboards  
- Upgraded kitchen (ie bench & apps.)  
- Pool Cabana 5.00x3.00m (approx)  
- New reinforced concrete drive  
- Roof insulation  
- External repaint (3yrs)  
- All copper pipes  
- Upgraded electrical wiring  
- Upgraded plumbing  
- Insulated external walls  
- Termite protection system



### Raine & Horne.

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NB: Sketch only. Land not to scale, all measurements are approximate. All parties must make and rely upon their own enquiries.  
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