

THE HOLIDAYS COLLECTION



33 Excellent Street Vincentia NSW

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Villa San Gabriel / 33 Excellent Street is a large, spacious and very solidly built home, set on a large 822m2 block. It is spacious and comfortable, double storey in design and has a perfect North East aspect. This gives plenty of natural light and from the upstairs level and large deck, one has great views of Jervis Bay and Coolangatta Mountain near Berry. The house also has the added bonus of a fully self contained apartment!

Price : \$ 1,050,000
Land Size : 822 sqm
View : <https://www.sales.holidayscollection.com.au/sale/nsw/shoalhaven/vincentia/residential/house/5717825>

The land value + replacement value of this imposing beach house is significant, with the property incorporating the following:

- 5 big bedrooms, all with built in robes
- 2 large bathrooms and a third shower and toilet adjacent to the internal laundry
- huge open plan kitchen, dining and lounge area which



Craig McIntosh
02 44430242