



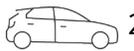
Exceptional Development & Lifestyle Opportunity - 1022sqm (Approx) in Shoalhaven Heads



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## 21 Renown Avenue, Shoalhaven Heads

### Auction

AUCTION: 4TH JUNE AT 4:00PM – ONSITE

An exceptional opportunity awaits in the sought-after riverside township of Shoalhaven Heads. Set on a generous 1022sqm (approx.) block, this property offers outstanding potential for families, investors, or developers alike. With an existing floor plan of 193sqm (approx.), there is ample space to either renovate and expand, build your dream family home, or explore development options (STCA).

Perfectly positioned just moments from the Shoalhaven River, and a short drive to the iconic Seven Mile Beach, this property is ideal for those seeking a relaxed coastal lifestyle with modern conveniences close by. Shoalhaven Heads is a vibrant and growing community, known for its family-friendly atmosphere, strong local character, and access to excellent amenities including shops, cafes, a primary school, golf course and stunning natural surroundings.

The block is level and situated in a quiet, established street, making it ideal for those looking to create a substantial family residence with room for a pool, a granny flat, or even consider a subdivision or multi-dwelling development (subject to council approval). The location is perfect for active families and nature lovers, offering fishing, boating, bushwalking, and beach days all within minutes from your doorstep.

<b>Property ID:</b>	L34121536
<b>Property Type:</b>	House
<b>Building / Floor Area:</b>	193
<b>Garages:</b>	2
<b>Land Area:</b>	1022.0 sqm

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**Jacqueline Crapp**  
0429 104 011  
[jacqui.crapp@berry.rh.com.au](mailto:jacqui.crapp@berry.rh.com.au)

Whether you're dreaming of a forever family home, a coastal retreat, or a high-growth investment, this property offers rare flexibility and exciting potential in one of the South Coast's most desirable locations.

Opportunities like this are becoming increasingly rare in Shoalhaven Heads-don't miss your chance to secure this prime parcel of land with so many possibilities.

To secure a private viewing please call Maddison Crapp or Jacqui Crapp on 04968 513 615.