

1 & 2/109 Government Road, Nelson Bay, NSW 2315

House For Sale

Tuesday, 12 March 2024

1 & 2/109 Government Road, Nelson Bay, NSW 2315

Bedrooms: 5

Bathrooms: 3

Parkings: 8

Area: 556 m2

Type: House



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Auction Unless Sold Prior

Welcome to this exceptional property offering two homes on the same title, perfectly situated in a prime location that combines convenience with coastal charm. Nestled within 2km to the marina, beach, CBD and local shops, this unique opportunity presents an ideal lifestyle for both homeowners and investors alike. The first home boasts a single-level layout designed for effortless living, with captivating water glimpses adding to its allure. Stepping inside, you'll be greeted by the warmth of timber flooring that flows seamlessly throughout. The open plan kitchen and living area create a welcoming atmosphere, featuring crisp white cabinetry, a breakfast bar, and modern appliances including an electric cooktop. Accommodation comprises two spacious bedrooms, each thoughtfully adorned with built-in wardrobes, offering ample storage space. A neutral main bathroom and an internal laundry further enhance the practicality of this residence. Outside, an expansive undercover courtyard provides the perfect setting for entertaining guests or simply enjoying alfresco dining in style. The second home offers a double-storey layout with contemporary interiors designed to maximize space and comfort. The open plan kitchen, dining, and living area exude modern elegance, boasting crisp white cabinetry, an island bench and stainless steel appliances. Upstairs, two generously sized bedrooms await, featuring mirrored built-in wardrobes and ceiling fans for added convenience. The main bedroom enjoys the luxury of a well-maintained ensuite bathroom, offering a retreat-like ambiance. A bright and airy main bathroom, complete with a spa bath, provides a touch of indulgence for residents and guests alike. Outside, the expansive undercover courtyard area mirrors that of the first home, providing a seamless extension of living space and the perfect backdrop for hosting gatherings or relaxing in privacy. This property presents a rare opportunity to own two homes on the same title in a highly sought-after location. Whether you're seeking a dual living arrangement, investment opportunity, or simply yearning for a coastal lifestyle, this versatile property promises endless possibilities for its fortunate new owners. Please contact Dane Queenan on 0412 351 819, Tristan Esquilant on 0435 642 942 or Erin Sharp on 0400 560 067 to arrange your own private appointment or to receive a full information package including recent sales, building & pest reports, contract for sale and rental appraisals. Disclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without a price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing. <https://www.prd.com.au/portstephens/privacy-terms-conditions/>