

**100 Government Road, Shoal Bay, NSW 2315**

**ASPECT**

**Sold House**

Thursday, 29 February 2024

100 Government Road, Shoal Bay, NSW 2315

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 613 m2**

**Type: House**



**BEN GEORGE**



**JACK GAIR**

0421737172

**\$1,150,000**

Auction Location: ON SITE With its idyllic location, modern amenities, and seamless indoor-outdoor living, this single-level residence presents a golden opportunity to experience the best of coastal living. Welcome to 100 Government Road, Shoal Bay... Behind the immaculately maintained facade you will be immediately impressed by the multiple living zones, generous proportions and low maintenance grounds & gardens. The backyard invites you to unwind and connect with nature, offering endless possibilities for outdoor entertaining, gardening or simply soaking up the sun. With direct access to the bushland backdrop, you can explore walking trails, enjoy picnics, or simply admire the beauty of the natural surroundings right at your door step. Property features include:- Single level renovated residence- Three bedrooms of accommodation- One three-way bathroom- Two large living areas- Modern kitchen with brand new appliances- Freshly painted throughout- Plantation shutters - Undercover outdoor entertaining area- Double lock up garage plus plenty of extra parking- Great size fully fenced yard backing onto a reserve back drop- Situated on a level 613sqm block of land Conveniently located just moments away from the pristine beaches, you'll have easy access to sun, sand and surf whenever the mood strikes. Embrace the coastal lifestyle and indulge in seaside activities such as swimming, surfing, or exploring the popular Village Cafes, Restaurants and the Coastal Walk. Contact the Aspect Port Stephens Selling Team for further information or to arrange your private inspection. Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.