

# 13/171 Gan Gan Road, Anna Bay, NSW 2316

## House For Sale

Friday, 10 May 2024

13/171 Gan Gan Road, Anna Bay, NSW 2316

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Dane Queenan  
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Erin Sharp  
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## **Auction If Not Sold Prior**

Nestled within the serene confines of a peaceful complex in Anna Bay, this modern coastal townhouse embodies the epitome of tranquil seaside living. With a soothing color palette that echoes the hues of the nearby ocean and floating timber flooring that adds warmth and elegance, this home offers a seamless blend of contemporary design and coastal charm. Step inside to discover an inviting open plan layout, where the living spaces effortlessly flow onto an expansive entertaining deck, beckoning you to host summer barbecues with family and friends. The kitchen is a chef's delight, boasting ample cupboard space, sleek stone benchtops and stainless-steel appliances, ensuring both style and functionality. Ascend to the upper level to find a luxurious oversized main bedroom, complete with a built-in wardrobe, ensuite, and balcony, offering a private retreat to unwind and soak in the coastal breeze. The remaining two bedrooms are equally spacious, each featuring built-in wardrobes and fans, while the main bathroom indulges with a double vanity and bath, perfect for relaxing after a day at the beach. Additional features include ducted air conditioning for year-round comfort, a double remote garage for secure parking, and a low-maintenance design that allows you to spend more time enjoying the incredible surroundings. The location on offer couldn't be more ideal, with Anna Bay Village Shops just a short stroll away, and iconic beaches such as Birubi Beach, One Mile Beach and Samurai Beach within easy reach. For those seeking a bit of city excitement, Nelson Bay Marina and CBD are a mere 10 kilometers away, while Newcastle Airport and Newcastle City are conveniently accessible within a 30 to 45-minute drive. In summary, this impeccable townhouse offers not just a place to call home, but a lifestyle of coastal bliss and convenience, where every day feels like a holiday. Please contact Dane Queenan on 0412 351819, 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.  
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