

# 13 Albatross Avenue, Salamander Bay, NSW 2317

## House For Sale

Tuesday, 20 February 2024

13 Albatross Avenue, Salamander Bay, NSW 2317

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Rebecca Dean  
0240398508



Chloe Manton  
0402229268

## Auction

This is an extremely rare opportunity to secure a home of this quality in such a sought-after location. Only five years old and situated in the prestigious 'Salamander Grove', where you are within walking distance to your choice of beaches and amenities you will love the convenience that this home offers. Suitable for a wide variety of buyers, you are surrounded by quality homes making this the quiet and picture-perfect neighbourhood. Framed by impeccably landscaped gardens, you will fall in love the moment you arrive. Spanning over two levels, this home will suit all with the ability to live all on one level as well as multiple living spaces. The heart of the home is designed around the gourmet kitchen. A large island bench, quality appliances, a gas stovetop, and a butler's pantry are just some of the features you will love. Living spaces are aplenty, with a separate media room, ideal for larger families or those who like to relax and watch TV away from the entertaining area. An entertainer's delight, the beautiful open-plan living leads seamlessly to the spacious undercover outdoor entertaining area. From here, you can relax while watching the kids play in the in-ground swimming pool and in the fully-fenced backyard, high fencing that offers complete privacy from your neighbours. Upstairs you will find another living room, three bedrooms all with walk-in wardrobes, and a master suite that is extremely generous in size. Including a walk-in wardrobe and spacious ensuite, this is the ultimate parents retreat. The fifth bedroom is located downstairs with its own ensuite, suitable as a guest suite. To top it all off, there is ducted air-conditioning and ceiling fans throughout the home. Featuring a double lock up garage with drive through access to the backyard, there is plenty of room for all the cars and toys. If you have been waiting to secure a beautiful family home with nothing to do but move in, contact Rebecca Dean on 0421 169 922 or Chloe Manton on 0402 229 268. All information contained herein is gathered from sources we deem reliable. However, First National Port Stephens 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. First National Port Stephens does not warrant, represent or guarantee the accuracy, adequacy, or completeness of the information. First National Port Stephens accepts no liability for any loss or damage (whether caused by negligence or not) resulting from reliance on this information and interested parties should make their own investigations before purchasing. 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. View our privacy policy here - <https://fnportstephens.com.au/privacy-policy>