

# 13 Irambang Street, Nelson Bay, NSW 2315

## House For Sale

Thursday, 7 December 2023

13 Irambang Street, Nelson Bay, NSW 2315

Bedrooms: 1

Bathrooms: 1

Parkings: 2

Area: 506 m2

Type: House



Dane Queenan  
0249842000



Tristan Esquilant  
0435642942

## **Auction If Not Sold Prior**

In a popular pocket of Nelson Bay and only 300m from the beach you will find 13 Irambang Street, Nelson Bay - the ideal weekender, holiday property, permanent residence or a future redevelopment site that offers a brilliant and laidback, coastal lifestyle. This freestanding home is elevated with a leafy outlook as well as offering water views across the bay. The large and fully covered entertaining balcony is the perfect space to relax and soak in the stunning vista on offer here. Hosting one oversized bedroom of accommodation with a modern bathroom, this home has been perfectly refurbished and is ready to enjoy immediately whilst also offering plenty of scope for future works to extend. This fantastic location will impress positioned in a quiet street but still being so close to both Bagnall Beach and Dutchies Beach as well as a short walk into Nelson Bay where you will find all the local amenities you need including restaurants, shops, cafes and more! Properties like this do not come along every day and this is an opportunity not to be missed. 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.

<https://www.prd.com.au/portstephens/privacy-terms-conditions/>