

**149B Gan Gan Road, Anna Bay, NSW 2316**

**Duplex/Semi-detached For Sale**

Wednesday, 6 March 2024

**149B Gan Gan Road, Anna Bay, NSW 2316**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Duplex/Semi-detached**



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## Auction

Welcome to 149B Gan Gan Road, Anna Bay – a stunning near-new duplex that effortlessly combines modern elegance with practical functionality. This contemporary residence offers a luxurious and comfortable lifestyle with its spacious design and high-quality finishes. A haven for beach enthusiasts, this modern property not only caters to those seeking a beachside residence but also presents a lucrative opportunity for investors tapping into the thriving short-stay market or individuals seeking a weekend retreat that may evolve into a permanent residence. Only recently built, this property was cleverly designed to maximise its locale with design elements that captivate the coastal lifestyle from the moment you step inside. The soaring ceilings create a sense of spaciousness, with abundant natural light streaming in from all angles. The first level is home to the main open plan living areas. From here, the heart of this home is the contemporary kitchen, equipped with quality appliances, ample storage, and a stylish island bench. It's a perfect space for culinary enthusiasts and those who love to entertain. The smooth transition from the indoors to the landscaped garden ensures a delightful space for relaxation. This home boasts four generously sized bedrooms (or potential to use one as a rumpus area), providing ample space for the entire family or guests. Each bedroom is thoughtfully designed to offer comfort and style. Enjoy the convenience of two well-appointed bathrooms that feature sleek fixtures and modern design. The master ensuite adds a touch of luxury to your daily routine. Relax and unwind in the private outdoor spaces, whether it's a morning coffee on the spacious upstairs balcony or a weekend barbecue with friends and family on the back patio. The carefully designed garden serves as a picturesque natural backdrop. The double lock-up garage provides the convenience of parking your cars and strolling to everything Anna Bay has to offer. Whether it's savoring coffee at the Boardstore Lab or Crest, relishing live music at the tavern, grabbing essentials at the village, or catching a morning surf at Birubi Beach, the location of this property doesn't get much better. You are also only a short distance to Anna Bay Public School, making the morning drop off a breeze. Additional features include – • Ducted air conditioning throughout • Internal access via the double lock up garage • Alarm system • Extra-large bedrooms, three with built-in wardrobes • Ceiling fans Embrace the modern lifestyle and make 149B Gan Gan Road your new home. With its perfect blend of style, comfort, and convenience, this property represents an exceptional opportunity. Contact us today to arrange a private viewing and experience the charm of this contemporary duplex for yourself. 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>.