

18 Boat Harbour Road, Boat Harbour, NSW 2316



House For Sale

Tuesday, 11 June 2024

18 Boat Harbour Road, Boat Harbour, NSW 2316

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 588 m2

Type: House



Tom Woods
0249344111



Maddison Woodward
0439088456

Auction Guide \$1,100,000

For exclusive access to River Realty VIP properties please join <http://bit.ly/RiverVIPs> today, or SMS 'RiverVIPS' to 0428 166 755. The Agent Loves "This is the perfect canvas for those seeking a coastal lifestyle with village-like vibes, situated in the ever-popular coastal destination of Port Stephens. Surrounded by national parks and beaches it's hard to imagine you're only 12 minutes to the CBD and marinas of Nelson Bay." The Location Boat Harbour is a coastal gem renowned for its stunning natural beauty and relaxed lifestyle. Nestled by pristine beaches and lush national parks, it offers a variety of water activities, from surfing the turquoise waves to exploring the serene rock pools. With its close-knit community and charming local cafes, Boat Harbour fosters a warm and inviting atmosphere. Life here is about savouring the great outdoors in a spectacular setting. Anna Bay - 5 min (3.7 km) Nelson Bay - 10 min (9.0km) Shoal Bay - 17 min (13.2km) The Snapshot Discover the essence of relaxed coastal living at 18 Boat Harbour Road. This recently refreshed home offers breathtaking second-storey balcony water views of ocean panorama, providing a serene backdrop. Complete with a separate studio, it presents versatile living options. Whether you're seeking an idyllic sea change or a smart investment opportunity, this home perfectly captures the relaxed atmosphere and scenic beauty of Boat Harbour. Embrace a lifestyle where comfort meets coastal charm, moments from the water's edge. The Home Welcome to 18 Boat Harbour Road, a beautifully presented home that captures the essence of coastal living with stunning water views and a serene environment. Recently updated to enhance its charm, the exterior features a freshly repainted roof and timberwork, complementing the well-established lawns and vibrant gardens that frame the property. Step inside to find a home that has been meticulously cared for, with new carpeting and a fresh coat of paint throughout, creating a bright and welcoming atmosphere. The layout includes a separate living room which flows into an open-plan kitchen and dining area, perfect for family gatherings and casual dining. The kitchen features ample cabinetry, appliances and breakfast bar seating. Three comfortable bedrooms have carpet flooring and built-in robes. The master suite is highlighted by a generous walk-in wardrobe, additional storage, and an exclusive ensuite, offering privacy and convenience. A well-appointed main bathroom serves the additional bedrooms, featuring a practical shower over the bath, toilet and vanity. For added convenience, there's a separate second toilet located in the laundry. One of the home's standout features is the improved large second-storey balcony, which offers expansive ocean panorama views. It's the perfect spot for morning coffees or evening reflections as you soak in the breathtaking scenery. Outside, the fully fenced yard guarantees privacy and security, with a rear shed and a studio space equipped with marine carpet, cabinetry, sink, and a bunkhouse - ideal for creative pursuits or as an additional retreat. The property also includes a single-car garage with drive-through access, alongside an external laundry and tool shed, plus a greenhouse for gardening enthusiasts. Located in a quiet coastal community, you're just a short walk from Boat Harbour Beach and Kingsley Beach. Nearby, the surfing hotspots of One Mile and Birubi Beach, as well as the Anna Bay shopping precinct, are only minutes away by car. Enjoy easy access to the Tomaree coastal walk, local national parks, and a village atmosphere that makes Boat Harbour a coveted address for those seeking a lifestyle of relaxation and convenience. SMS 18Boat to 0428 166 755 for a link to the online property brochure.