

# 2/40 Magnus Street, Nelson Bay, NSW 2315

## Unit For Sale

Friday, 26 January 2024

2/40 Magnus Street, Nelson Bay, NSW 2315

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 59 m2**

**Type: Unit**



Tim De La Hunty  
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## **Auction, if not sold prior**

Welcome to your ideal coastal retreat! This centrally located 2-bedroom unit in Nelson Bay offers a perfect blend of convenience and tranquility. Situated just a leisurely 350m stroll from the pristine Nelson Bay beach, this property ensures that sun, sand, and surf are never far from your doorstep. The Nelson Bay town centre is a mere 800m away, providing easy access to a vibrant hub of dining, shopping, and entertainment. Additionally, the renowned d'Albora Marina is within a 700m reach, offering a picturesque backdrop for your coastal lifestyle. The unit's open-plan layout seamlessly merges the kitchen, dining, and living areas, creating a spacious and inviting atmosphere. Step into a culinary haven with a brand new kitchen in a contemporary design to elevate your cooking and dining experience. The bedrooms are thoughtfully designed with comfort in mind, featuring built-in wardrobes in both bedrooms. The interiors showcase a blend of modern living with a ceiling fans, and a combination of hybrid and carpet flooring. Enjoy the views from the north-facing balcony, overlooking the adjacent leafy green parkland. This outdoor space is an ideal spot for relaxing with a morning coffee or unwinding in the evening sun. The property boasts practical amenities, including an extended single lock-up garage with additional storage, ensuring ample space for your belongings. Whether you're seeking an ideal holiday retreat or a savvy investment property, this unit offers a prime location with easy access to beaches, the town centre, and marina facilities. Don't miss the opportunity to make this coastal haven your own - a perfect place to call home or a strategic addition to your investment portfolio. Embrace the coastal lifestyle in Nelson Bay!

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