

# 20 Bourne Boulevard, Nelson Bay, NSW 2315

## House For Sale

Friday, 5 January 2024

20 Bourne Boulevard, Nelson Bay, NSW 2315

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 3

**Area:** 866 m2

**Type:** House



Dane Queenan  
0249842000



Tristan Esquilant  
0249842000

## **Auction if not sold prior**

Welcome to this extraordinary residence that effortlessly marries modern luxury with the serenity of nature. Spanning two levels, soaked in natural light and offering a backdrop of tranquil bushland plus distant water and golf course views, this home is a haven for those who desire the perfect fusion of comfort and natural splendour. Upon entering the main level, you're welcomed by generously proportioned and neutrally decorated interiors. This level serves as the heart of the home, where an open-plan design seamlessly connects the kitchen, dining and outdoor entertaining area, creating a harmonious sense of togetherness. For more formal gatherings, a second private dining room offers an elegant setting. The modern kitchen, adorned with a sleek stone benchtop, stainless steel appliances, and ample storage, is a masterpiece of both style and functionality. Designed with effortless living in mind, the main bedroom is strategically located on this floor, allowing for a lifestyle of convenience and ease. The expansive main bedroom is a sanctuary, featuring a walk-in wardrobe and a spacious ensuite, offering the perfect retreat to unwind after a long day. Head downstairs and discover a third living area, a versatile space suitable for relaxation or entertainment. The remaining bedrooms are thoughtfully situated here, ensuring privacy and separation. A second entertaining area downstairs provides ample options for hosting gatherings or enjoying quiet evenings. Equipped with ducted air conditioning and ceiling fans throughout, ensures a pleasant atmosphere in every corner of the home. Step into the fully landscaped backyard, a private oasis seamlessly integrated with the bush backdrop. The double garage, complemented by an extra parking space, caters to your parking needs while offering convenience for you and your guests. This home is an artful blend of contemporary design, natural beauty, and functional living spaces. From the tranquil bushland setting to the ease of living on a single floor, each detail has been meticulously considered, resulting in a residence that is not only practical but also exquisitely picturesque. 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.

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