

**217/4495-4497 Nelson Bay Road, Anna Bay, NSW**



**2316**

**Sold Retirement Living**

Friday, 25 August 2023

217/4495-4497 Nelson Bay Road, Anna Bay, NSW 2316

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Retirement Living**



Ingenia Lifestyle  
1800135010

## Contact agent

Located within our Latitude One by Ingenia Lifestyle over 55s community is this modern established home where you can enjoy resort-style community living. The open plan living space has raked ceilings and celestial windows, which allows an abundance of natural light to fill the space and is complete with warm timber flooring, ceiling fans and ducted air-conditioning. Flowing out from this space is a lovely north facing alfresco room which can be fully enclosed by blinds, where you can entertain family and friends. The large kitchen is well positioned and offers stone benchtops with breakfast bar, feature pendant lighting, double door fridge cavity, tiled splashback, an abundance of storage cupboards, quality appliances including electric oven, gas cooktop, dishwasher and built-in microwave. There are three spacious bedrooms with carpet, built-in robes and air-conditioning, the master having an ensuite, a second bathroom, internal laundry and double garage. Enjoy your new alfresco living and embrace the low maintenance gardens in the large fully fenced backyard today. This home features:

- Three bedrooms with built-in robes
- Master with ensuite
- Air-conditioning throughout
- Second bathroom
- Large modern kitchen with stone benchtops
- Electric oven and gas cooktop
- Dishwasher, rangehood and built-in microwave
- Open plan living design
- Timber flooring with carpet in bedrooms
- Internal laundry
- Double remote garage
- Undercover alfresco area with blinds
- Pay no exit fees or stamp duty.

Latitude One by Ingenia Lifestyle is located within the picturesque Anna Bay surrounded by bushland and within close proximity to stunning beaches. A few minute's drive and you'll arrive at the coastline, shopping precincts and the stunning Nelson Bay marina. Be part of an established community at Latitude One with a gold class clubhouse as its heart that seamlessly integrated into beautifully landscaped subtropical gardens. Community facilities include:

- Soulworks Wellness Centre comprises a heated pool and spa, a gym designed for over 55s overlooking Lake Latitude and consulting rooms for visiting health practitioners
- The Leading Jack premium bowling green
- Star Cinema, featuring a selection of your favourite movies
- Harper Square alfresco BBQ area
- The Sterling sports lounge
- Taylors Café
- Beauty and consultant's room
- The Gold Room Function Centre
- Library
- Craft room
- Business Centre, a private space to retreat and work
- Caravan and boat storage

Community living has never been easier. Whether you are looking at your downsizing options, or just looking to form friendships and find new hobbies, the community at Latitude One will welcome you with open arms. Come and discover how you can start your new lifestyle at Latitude One. Contact our friendly team today.