

# 24 Canomii Close, Nelson Bay, NSW 2315

## House For Sale

Wednesday, 6 December 2023

24 Canomii Close, Nelson Bay, NSW 2315

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 636 m2**

**Type: House**



Dane Queenan  
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## **Auction If Not Sold Prior**

Welcome to your new dream home, a masterfully crafted residence nestled in a serene and elevated locale, offering an unparalleled lifestyle with breathtaking water views. This extraordinary home is a testament to meticulous design, blending modern luxury with the tranquillity of its surroundings. On the upper level, the open plan layout seamlessly connects the kitchen, dining, and living areas, creating a spacious and inviting atmosphere. The sleek, modern kitchen is a chef's delight, boasting ample cupboard space and top-of-the-line appliances, making every culinary experience a joy. Indulge in the beauty of the outdoors on the entertaining balcony, where you can host lavish gatherings with your family and friends or simply savour the picturesque water views. The main bedroom is a haven of comfort, featuring water views, a walk-in wardrobe and a generously sized, modern ensuite with a 'his' & 'hers' vanity. On the lower level, another main bedroom awaits, complete with a walk-in wardrobe and a luxurious ensuite, providing a private retreat for guests or family members. The spacious main bathroom on this level is equipped with a double shower and vanity, ensuring both style and functionality. The remaining three bedrooms, with built-in wardrobes, offer flexibility and comfort for the entire family. A rear sunroom with sliding doors opens to a large paved entertaining area, creating a seamless transition between indoor and outdoor living spaces. Inside, the home exudes modern elegance with floating timber flooring, LED lighting and a split system air conditioning system for year-round comfort. The practicality of daily living is enhanced with an internal laundry and a double garage for secure parking. With sustainability in mind this incredible residence includes a solar panel system, contributing to both energy efficiency and cost savings. The location of this remarkable residence adds to its allure, being a mere 630m from Bagnall's Beach and 785m from Dutchies Beach, allowing you to immerse yourself in the coastal lifestyle. This residence is not just a house; it's a masterpiece that seamlessly combines sophistication, functionality and the natural beauty of its surroundings. Experience the epitome of coastal living in this incredible haven. 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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