

# 29 Tallean Road, Nelson Bay, NSW 2315



## Sold House

Friday, 29 September 2023

29 Tallean Road, Nelson Bay, NSW 2315

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 468 m2**

**Type: House**



Heath Jones  
0249812655



Stephen Costello  
0249812655

**\$822,000**

Enjoy the ambience and serenity of living amongst the treetops, but still relax with the easy living of a low maintenance yard, security of double brick construction, and practicality of functional design. With a picturesque outlook over the gum trees in one direction, and WATER VIEWS in the other, this is a rare chance to escape the feel of suburbia and yet, still be close to shops, beaches, and everything that NELSON BAY has to offer. A clever floor-plan means that the ground floor can be closed off separately, and is currently leased to a wonderful tenant, while you utilise the home upstairs. Alternatively, unlock the doors and combine this area into the rest of the property, converting into a large family home. Don't miss this rare opportunity to own a home that offers a such a unique living experience. Contact us today to arrange an inspection and let the tree-house magic begin!

Property Summary: \* Just minutes to tennis courts, bowling club, golf course, marina, restaurants and beaches. \* Modern/Renovated Kitchens and Bathrooms in both the main house and the flat downstairs. \* UPSTAIRS: 2 bedroom PLUS office, living area, dining, kitchen, 2 outdoor living areas and of course those beautiful views. \* DOWNSTAIRS: 1 bedroom, combined lounge/dining, kitchenette, and laundry (laundry has separate accesses for the house and the flat). \* The apartment downstairs is leased to a very nice tenant (on an expired lease). \* Gas Heater on each level, plus Gas Cooktop in the main kitchen.

Disclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy. Purchasers should conduct their own investigations into all matters relating to the proposed purchase of the property. 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.