

# 32 Montevideo Parade, Nelson Bay, NSW 2315



## House For Sale

Wednesday, 29 November 2023

32 Montevideo Parade, Nelson Bay, NSW 2315

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 645 m<sup>2</sup>

Type: House



Rebecca Dean  
0421169922



Lucy Robson  
0481236183

## Auction

This is an extremely rare opportunity to secure a coastal cottage in a dream location! This free-standing property is flooded with natural light and exudes an abundance of character and charm, making it the ultimate holiday home or enviable permanent residence. Sitting on 645m<sup>2</sup> block of land and in close proximity to some of the best beaches that Port Stephens has to offer, this property is a must see! The owner has decided that this property will be sold whether it is at Auction or prior to. Features Include --  
• Open-plan living, kitchen and dining room  
• Two spacious bedrooms of accommodation, both with ceiling fans and built-in wardrobes  
• Neat and tidy bathroom with shower and spa bath  
• Expansive backyard with large pool and accompanying undercover BBQ area  
• Additional bathroom situated in the outdoor entertaining area  
If you ever feel you need to venture out, you are walking distance to all that Nelson Bay & Shoal Bay have to offer, from boutiques, cafes and restaurants to your choice of beaches including Fly Point, Little Beach and Shoal Bay Beach. Contact Rebecca Dean 0421 169 922 or Lucy Robson on 0481 236 183 for more information today. All information contained herein is gathered from sources we deem reliable. However, First National Port Stephens 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. First National Port Stephens does not warrant, represent or guarantee the accuracy, adequacy, or completeness of the information. First National Port Stephens accepts no liability for any loss or damage (whether caused by negligence or not) resulting from reliance on this information, and interested parties should make their own investigations before purchasing. 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. View our privacy policy here - <https://fnportstephens.com.au/privacy-policy>