

# 4 Davidson Street, Anna Bay, NSW 2316

## House For Sale

Friday, 29 March 2024

4 Davidson Street, Anna Bay, NSW 2316

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 607 m2

Type: House



Dane Queenan  
0249842000



Tristan Esquilant  
0249842000

## **Auction If Not Sold Prior**

Welcome to a prime investment opportunity nestled within a coveted locale, offering the perfect blend of convenience and potential rental income. Situated a short approx. 730m stroll away from the sun-kissed shores of Birubi Beach and the bustling Anna Bay Shopping Village, this 2 x, two bedroom property presents a lucrative prospect for astute investors. Currently leased on a permanent basis, generating a combined rental income this property promises a steady stream of returns from day one. Whether you're looking to jump into the property investment market, expand your investment portfolio, searching for a holiday opportunity or looking for something suitable with privacy for your large family - this property offers loads of potential and options! Set upon over 600sqm of land, the property boasts ample space for future enhancements or additions, providing scope for further capital appreciation. Side access to a carport and garaging adds practicality and convenience, catering to the needs of both tenants and owners alike. Positioned in an area renowned for its sought-after amenities and coastal charm, this property presents an enticing opportunity to capitalize on the enduring appeal of the Anna Bay lifestyle. This up and coming coastal suburb identified for future growth and is centrally located to the Salamander Shopping Precinct as well as the Nelson Bay CBD and also a short 30 minute drive to Newcastle Airport. Continue reaping the rewards of this investment opportunity with the current permanent tenants, live in one and rent out the other, use as your private holiday home with an additional income stream - the options are endless! Don't miss your chance to seize this lucrative investment opportunity and reap the rewards of coastal living at its finest. Please contact Dane Queenan on 0412 351 819, 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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