

**40 Armidale Avenue, Nelson Bay, NSW 2315**

**Raine&Horne.**

**House For Sale**

Saturday, 24 February 2024

40 Armidale Avenue, Nelson Bay, NSW 2315

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 460 m2**

**Type: House**



Sherry Christian  
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## Buy Me

Perfect for newcomers to homeownership! Take advantage of the chance to transition from renting to owning with this delightful home, ripe for personalization. The current sellers are eager to make a deal, providing you with an opportunity to put your mark on it. Nestled amidst serene greenery, this cozy Torrens Title single-level residence features three bedrooms and offers a peaceful retreat from the town's hustle and bustle, while still being conveniently located just a short walk from Nelson Bay's center. Whether you're a first-time buyer, downsizing, or investing, this property holds immense potential. Inside, you'll find three spacious bedrooms complete with built-in wardrobes, along with a recently renovated kitchen and laundry area. Step outside onto the private entertainer's deck, where you can enjoy the tranquil garden views and the security of fenced surroundings, perfect for pets and children. Additional storage or a games room provides versatility for your needs. Fully equipped with a spacious single lock-up garage providing plenty of space for extra storage, along with a single carport. Nestled within a serene cul-de-sac, this charming property is enveloped by friendly neighbours and conveniently situated just a short stroll away from the breath-taking Fly Point Beach and the scenic D'Albora Marina esplanade. Don't miss the chance to put your own touch on this fantastic opportunity for renovation and ownership. Motivated sellers with clear instructions to SELL! Every care has been taken to verify the accuracy of the information contained in this advertising copy but no warranty (either expressed or implied) is given by Raine & Horne or its agent as to the accuracy of the contents. Purchasers should conduct their own investigations into all matters relating to the proposed purchase of the property.