

**41 King Albert Avenue, Tanilba Bay, NSW 2319**



**Sold House**

Wednesday, 11 October 2023

41 King Albert Avenue, Tanilba Bay, NSW 2319

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 512 m2**

**Type: House**



Tracy Jonovski  
0249873571

**\$670,000**

Very popular for boating, fishing, biking, and kayaking. Two boat ramps, local Golf Club and RSL Club. Port Stephens is the home of historic village of Tanilba Bay. Which offers great local shopping, a coastal lifestyle, is all about relaxation, and making every day feel like a holiday. Tanilba Bay shopping Centre has a Coles plus a range of specialty retailers. Set on 512m<sup>2</sup> flat block. The home features four bedrooms with windows that allow lots of natural light, the master with ensuite. Lounge, dining, and family room area offers the ideal setting for relaxing and entertaining and flows out onto a screened sunroom extending the living space. Tidy kitchen with plenty of storage solutions and bench space. Oven, cooktop, dishwasher, and range hood. Bathroom with shower bath and separate toilet. Large laundry and 2nd toilet. Spend Long lunches with family and friends in second outdoor entertaining area suitable for family BBQs. Single lock up garage with workshop and double carport for off street parking. Other features include: • Bore water. • Ducted air conditioner. • Window locks. • Sensor lights front and back. • Security system. • Window locks. • Outdoor power points. • Cloak cupboard. • Linen storage. • Garden shed. • 4 bedrooms with built in robes. • Safe. • Smoke detectors. Call us today to arrange an inspection. Council Rates: \$338 per quarter. Water Rates: \$191.88 per-quarter + usage. Rental Appraisal \$550.00/\$570.00 pw. Approximate travel times Newcastle (30 minutes). Newcastle Airport (20 minutes). Nelson Bay (30 minutes). Sydney (2 hours). Disclaimer: "We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations".