

45 Gloucester Street, Nelson Bay, NSW 2315



House For Sale

Friday, 3 November 2023

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Bedrooms: 4

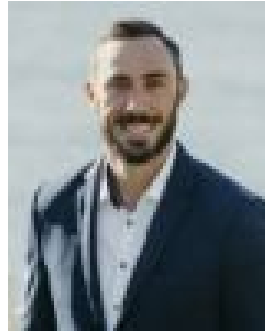
Bathrooms: 4

Parkings: 4

Type: House



Bill Knaggs
0437841122



Tim Jurisic
0411745622

Expressions of Interest Invited

A majestic family home overlooking the beautiful Port Stephens waterways and only a hop skip and jump to the white sand of Bagnall Beach. Wake to the lapping of the waves below and to the sound of the birds in the blossoming gums. Breakfast on your private balcony off the master bedroom while keeping an eye on the children building sandcastles, or stroll along the foreshore to the Anchorage Marina Resort for an evening cocktail and dinner. It's no wonder this family have held the property for three generations! Firstly as the families fibro and corrugated iron "beach shack" and more recently in the current architecturally designed double brick and concrete slab abode of approx. 400 sq mtrs. However, the time comes for all of us to downsize and simplify our lives and it is not without shedding some tears that the current owners are moving into an apartment in town. Not anticipating the move so soon they have recently invested time and money into adding a new modern sun-drenched kitchen, with casual dining area, and completely renovating all four bathrooms. The split-level design takes advantage of the gentle slope and offers mesmerising views from all levels. The upper floors offer two large ensuited bedrooms with picture window views, and a third bedroom (currently a study) shares the large guest bathroom and opens onto a paved courtyard. The new kitchen, casual dining and large laundry are on the upper mid-level with internal access to one of the huge two car garages with mezzanine storage. The main entry mid-level comprises of the formal living and dining, complete with bar, and a second living or TV area. These rooms are enormous and are complimented with huge, covered and tiled, wrap around balcony overlooking Bagnall Beach with its stunning sunsets and across to the north shore. The lower floor has two more generous bedrooms with a shared three-way bathroom, a large rumpus, with kitchenette and amazing walk-in storeroom which would make a great cellar. A simple modification at the foot of the staircase would turn this level into a fully self-contained flat, with an additional double garage with internal access, and a great view. I promise you won't regret your investment into such a stunning property, where a pleasant stroll, or bike ride along the bridle trail, takes you past secluded Dutchies Beach to the Nelson Bay marina and township. Offered for sale by expressions of interest for the first time in eighty years this classic home will impress and delight. Contact our team to find out more or to book your private inspection 02 4984 9273.