

# 5 Norburn Avenue, Nelson Bay, NSW 2315

## Sold House

Tuesday, 3 October 2023

5 Norburn Avenue, Nelson Bay, NSW 2315

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 563 m<sup>2</sup>

Type: House



Dane Queenan  
0249842000



Tristan Esquilant  
0249842000

**\$1,100,000**

Positioned in arguably one of the most popular positions across Port Stephens and offered for sale for the first time, is this two story brick residence situated approximately 300m walk to the highly sought after Little Beach. Spend the summer days by the beach with the family and then walk home to the amazing lifestyle on offer. Showcasing a convenient floor plan, with plenty of scope to personalise, this is a much loved family home filled with character. The perfectly maintained garden beds form a beautiful oasis for this unique residence. Upstairs, are the main entertaining areas with an open plan dining and living area which flows seamlessly onto the front-facing balcony, the perfect space to relax and unwind from a busy day. There are 3 bedrooms of accommodation and main bathroom on this level. Downstairs offers another two bedrooms of accommodation, bathroom and a small kitchenette. This area provides perfect guest quarters or ideal 'teen-cave'. There is a massive 3 car garage at the rear of the property plus a carport offering plenty of room to park your cars, boat, jet ski and other toys. You can stroll to Little Beach boat house, RSL, Nelson Bay marina, Shoal Bay beach and many other facilities due to the central location where this home sits. 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 building & pest reports, rental appraisals and contract for sale. \* Please note, all furniture displayed in these images are virtual furniture displayed for marketing purposes only. 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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