

**53 Government Road, Nelson Bay, NSW 2315**



**House For Sale**

Saturday, 24 February 2024

53 Government Road, Nelson Bay, NSW 2315

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 1**

**Type: House**



Aramis Pincovai  
0249849273



Tim Jurisic  
0249849273

## AUCTION 04/05/2024

Located proudly on the high-side of the street this great home has several features that will excite anybody looking for a home in Nelson Bay. Walk down to the stunning Dutchman's Beach or wander into Nelson Bay for Dinner or your morning coffee. Take in the glistening blue water views across the bay and mountains beyond and pinch yourself that this one could be yours! The horseshoe drive-way is ideal if you have a van, boat or if you have visitors while the front garden creates privacy for the entry of the home. On the lower level there is a separate self-contained studio with separate entry for guests, an income stream as a B&B or dual income if you rent both. Fitted out with a kitchenette, bathroom, living and dining area and bedroom with water glimpses. Take the beautiful natural timber steps up and you'll be welcomed by a bright and airy atmosphere with glistening water views that are inescapable. The open plan living and dining area has lots of glass facing the north and accesses directly out to the massive balcony that spans the width of the house. Fully covered with an ideal aspect you'll enjoy this space year-round. Shaded in Summer and in full sun in winter. Just Perfect. Moving through the home and you'll find a master bedroom with modern ensuite and walk-in robe, two generous guest bedrooms, kitchen and laundry. The home flows out at the same level to the rear yard where you'll find a bonus studio space at rear with its own deck. There's some surrounding low-maintenance gardens and a shed with lots of space to store paddle boards, fishing gear etc. The property has performed well through holiday letting and is being offered up for sale fully furnished as is. Step into this established holiday let and inherit any forward bookings or keep it all to yourself as a great place to live like you are on holidays. Contact our friendly sales team to book your private viewing or to find out more.