

# 60 Seaside Boulevard, Fern Bay, NSW 2295

CENTURY 21.  
Novocastrian

## House For Sale

Friday, 19 April 2024

60 Seaside Boulevard, Fern Bay, NSW 2295

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 549 m2

Type: House



Casey Healey  
0425257003

## Preview

Introducing a magnificent four-bedroom family residence nestled in the sought-after Fern Bay area of Port Stephens, NSW. This stunning home offers a perfect blend of coastal living, city conveniences, and tranquility, all within easy reach. Boasting a prime location near parks, playgrounds, bushland, cycleways, shops, schools, and community amenities, this property is ideal for families seeking a relaxed lifestyle. The main bedroom features a walk-in robe, ceiling fan, and ensuite for added comfort and privacy. A cozy second living space or media room, carpeted for warmth, provides a versatile area for entertainment or relaxation. The spacious open-plan living and dining area is adorned with large tiles, seamlessly connecting to the well-appointed kitchen equipped with stainless steel appliances, including a dishwasher and ceramic cooktop. A private study nook with a built-in desk offers a dedicated workspace for productivity. Step outside to the covered alfresco area that leads to a level fenced yard, perfect for outdoor gatherings or children's play. Situated on a large corner block opposite a park, this residence is a haven for families. Additional features include an internal laundry with storage and side access, four bedrooms all with built-in robes and ceiling fans, reverse cycle air conditioning in the living area for year-round comfort, and a double lock-up garage with ample internal storage space. This single-level home is designed for low-maintenance living, allowing you to enjoy the best of Fern Bay living without the hassle. Don't miss the opportunity to call this stunning property your home and experience the best of coastal charm and urban convenience in the vibrant Fern Bay community!

Council: Port Stephens  
Land Size: 549sqm approx  
Water Rates: Approx. \$819 p/a + usage.  
Council Rates: Approx. \$1,920 p/a.  
Community Fees: Approx. \$700 p/a.  
The current lease expires 8/5/2025 currently \$650/week, increases to \$685/week from 21/6/2024 'PREVIEW'

This means the property has just been listed and is in the first weeks of marketing. If you inspect the home, you will be amongst the first buyers to view the property. The sellers have not yet formally set a price for the property as they want to obtain feedback from the market prior to promoting a price. Century 21 will provide you with information on recently sold properties in the area whilst the property is being promoted for sale by Preview. You can definitely buy a property during the 'Preview' promotion, there is no barrier to making an offer to purchase the property. The seller can accept an offer at any time. We have obtained all information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. Photos maybe digitally edited and include virtual furniture.