

# 61 Government Road, Nelson Bay, NSW 2315

## Sold House

Friday, 6 October 2023

61 Government Road, Nelson Bay, NSW 2315

Bedrooms: 5

Bathrooms: 2

Parkings: 5

Area: 703 m<sup>2</sup>

Type: House



Dane Queenan

0249842000

**\$1,025,000**

If you have a passion for renovation and a vision for creating your dream space, then look no further - this house is the perfect canvas to bring your ideas to life! Conveniently located near amenities including the Nelson Bay CBD, Marina, beaches, restaurants and cafes, this substantial rock solid home ensures that your daily needs are met with ease. The upper level unveils an open plan kitchen, dining, and living area that is bathed in natural light, creating a welcoming and airy atmosphere which is accentuated with high ceilings. From here, you'll also enjoy the Northern aspect and water views that beckon you to unwind on the balcony, which captures the essence of a tranquil oasis. Accommodation on this level is comprised of three well-proportioned bedrooms, each adorned with built in wardrobes for your convenience. An original, but well-maintained main bathroom services these bedrooms. Boasting a two-bedroom, self-contained flat on the lower level, you have the opportunity to receive a second income or house your guests comfortably without compromising on space. Located approximately 400m from the very popular Dutchman's beach and approx. 800m to Nelson Bay Marina, Nelson Bay CBD and local restaurants and cafes, the location on offer here is unbeatable! Other features include drive through access to a double carport at the rear of the property plus additional parking for two vehicles. This house is a canvas waiting for your creative touch and your inspection is highly recommended in the highly sought after location. Its original features and well-considered layout offer endless possibilities for personalization and modernization. Don't miss your chance to make this property your own! Please contact Dane Queenan on 0412 351819, 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 recent sales, building & pest reports, contract for sale and rental appraisals. Disclaimer: 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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