

# 69 Clemenceau Crescent, Tanilba Bay, NSW 2319

## House For Sale

Friday, 19 April 2024



69 Clemenceau Crescent, Tanilba Bay, NSW 2319

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1075 m2**

**Type: House**



David Keers



Rodney Keers  
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**\$900,000 - \$970,000**

Lovely large modern residence set on an incredible 1,075m<sup>2</sup> lot, 450 meters from the waterfront reserve in picturesque Tanilba Bay. Contemporary layout with formal lounge, dining area and large family rumpus space central to both the air-conditioned sunroom and a huge covered outdoor entertaining area. The generous galley kitchen has a quality 2-pack finish and is positioned within easy reach of the living spaces and opens out onto the family rumpus area. Bedroom accommodation consists of a master bedroom with built-in wardrobe and ensuite, two sizeable ancillary bedrooms with BIW's and a fourth very large guest room. The main bathroom is configured in a practical 3-way design with plenty of storage. Garaging is provided by a large double with auto-door and internal access, plus there is full drive-passed access to the large level yard. Other features include ducted air-conditioning, 10-panel solar system, solar hot water, rain-sensing louvred roof to outdoor entertaining space and automated spear point watering. A quality master-built home in a superb location situated on a huge beautifully landscaped block with just under 4 meters of side access to an expansive level yard brimming with potential. •Tanilba Bay is on the southern shores of Port Stephens and only 30 mins to Nelson Bay, 20 mins from Newcastle Airport, 45 mins to Newcastle•Council Rates: \$1,765 p.a (approx.)Disclaimer: Whilst Portside Real Estate takes great care in obtaining information from sources, we believe to be reliable - in the preparation of this advertisement and information contained herein. Portside Real Estate cannot however warrant, represent or guarantee the accuracy, or completeness of the information and therefore, cannot accept liability resulting from reliance on this information. Portside Real Estate strongly recommends potential purchasers make their own independent inquiries and investigations before purchasing.