

# 8/3-7 Columbia Close, Nelson Bay, NSW 2315

## Unit For Sale

Wednesday, 20 December 2023

8/3-7 Columbia Close, Nelson Bay, NSW 2315

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: Unit**



Dane Queenan  
0249842000



Tristan Esquilant  
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## **Auction If Not Sold Prior**

Situated in the immaculate 'Victory Court' complex and located only 140m to the sparkling water at Little Beach, this apartment of large proportions presents the perfect opportunity for the astute investor or downsizers alike. With neutral interiors and flooded in natural light, this residence is the perfect low maintenance, beachside abode with nothing left for you to do except turn the key and start enjoying everything on offer here! As you step into this inviting space, you'll be greeted by a spacious living area that exudes an airy and open ambiance, creating an ideal setting for relaxation and entertainment. The fully equipped kitchen is a culinary haven, boasting stainless steel appliances and an abundance of cupboard space, providing both functionality and style. Allow the plantation shutters to diffuse the natural light, creating an atmosphere of tranquility while maintaining privacy. Step outside onto the charming balcony and be captivated by glimpses of both Shoal Bay Beach and Little Beach - a breathtaking view that adds a touch of coastal serenity to your everyday life. Hosting four spacious bedrooms, each designed with your comfort in mind, there is ample room for hosting your family and friends. The main bedroom boasts an ensuite, providing a private retreat for relaxation and rejuvenation. The immaculate main bathroom reflects timeless elegance and offers a sanctuary for you to unwind in after a long day spent in the sun. The location on offer here is truly a standout feature. Perfectly positioned between Shoal Bay beach and Little Beach with only a short walk to both. Relax by the shore all day or use the boat ramp at Little Beach to take the boat or jetski out for some water fun - the options are endless and you will love everything this location has to offer! This immaculate apartment guarantees the perfect easy going coastal living and spontaneous adventures that most can only dream of! Do not delay, 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, strata report, 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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