

**80/4320 Nelson Bay Road, Anna Bay, NSW 2316**



**Retirement Living For Sale**

Monday, 22 January 2024

80/4320 Nelson Bay Road, Anna Bay, NSW 2316

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Retirement Living**



Mary Breden  
0418264270

## MARKET PREVIEW

Enjoy an active and independent lifestyle at the over 50's "Anna Bay Village" located in picturesque Port Stephens, known as the Blue Water Wonderland. This villa offers 3 bedrooms, open plan living, dining and kitchen. The spacious living room is filled with good natural light; the dining/meals area flows from the living room which is adjacent to the kitchen, this offers an abundance of storage and bench space. The 3 bedrooms are located off the hallway, all with built in robes and ceiling fans, which are serviced by the centrally located bathroom, a linen press is ideally situated near the bathroom and bedrooms. The laundry is positioned at the rear of the home, features include a storage cupboard and handy 2nd w.c. A covered entertaining deck flows from the living room, which enjoys views over a common grassed area, this is a perfect spot to sit and enjoy your morning coffee. Stairs lead off the deck to a fenced courtyard area. Step out the back gate and wander over to the pool area or enjoy the companionship at the Community Hall. A gate located at the rear of the village opens to pathway, ideal for morning walks. Covered parking for 1 car and a small trailer, 2 lock up storage sheds provide secure storage for garden tools, fishing or sporting equipment. A water tank and clothesline are located at the side of the home. The gated entry provides peace of mind for residents and a lock up and go lifestyle for travellers. Anna Bay Village is ideally situated minutes from Anna Bay and Nelson Bay. Salamander Shopping Centre is approx a 10-minute drive, Newcastle Airport is approx 25-minute drive and Sydney is approx 2 ¾ hour drive. A bus stop is located at the front of the Village, the home is ready for a refresh, the perfect opportunity to make it your own, with 3 bedrooms, and the position in the village this home won't disappoint. The Village is pet friendly. Phone Mary on 0418 264 270 to arrange an inspection. Pay no stamp duty on the purchase of this home, prospective purchasers must obtain a Disclosure Statement from The Village Managers.