

**3/9 Laman Street, Nelson Bay, NSW 2315**

**CENTURY 21**

**Apartment For Sale**

Sunday, 23 June 2024

3/9 Laman Street, Nelson Bay, NSW 2315

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 200 m2**

**Type: Apartment**



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## AUCTION

Discover an exquisite 3-bedroom apartment in the heart of Nelson Bay CBD, offering breath-taking water views of d'Albora Marina. This lower-level gem features an open-plan living and dining area designed to maximize stunning marina vistas, leading to an expansive balcony perfect for entertaining. The modern kitchen, equipped with high-quality appliances and ample storage, is ideal for preparing meals for family and friends. The master bedroom boasts an ensuite bathroom for added privacy, while two additional well-sized bedrooms offer flexibility for family, guests, or a home office. Complemented by a modern main bathroom and secure parking for one car, this apartment also offers access to a communal pool, ideal for a refreshing swim on warm days.

**KEY FEATURES:** Open-plan living and dining with marina views  
Expansive entertainer's balcony  
Modern kitchen with high-quality appliances  
Master bedroom with ensuite  
Two additional well-sized bedrooms  
Modern main bathroom  
Secure parking for one car  
Communal swimming pool  
Air conditioning  
Covered alfresco entertaining area  
Lift access and intercom  
Internal laundry  
North-easterly aspect

**ADDITIONAL INFORMATION:** Exclusive Garden Court: 58 sqm  
Secure Car Parking Space: 17 sqm  
Apartment Size (including balcony): 200 sqm  
Pets On Application.

**PRIME LOCATION:** 220 metres to Marina and Nelson Bay CBD  
Close to Little Nelson Bay and Nelson Bay Beach  
Nearby Apex Park, shopping, the marina, and a variety of restaurants  
Don't miss this rare opportunity to own a piece of paradise in Nelson Bay. Contact us today to arrange a viewing and experience the allure of marina-front living.