

**14/4320 Nelson Bay Road, Anna Bay, NSW 2316**

**Raine&Horne.**

**Villa For Sale**

Wednesday, 10 July 2024

14/4320 Nelson Bay Road, Anna Bay, NSW 2316

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Sherry Christian  
0408407464

## **Guide \$480,000 to \$497,000**

Buy and enjoy the comforts of this popular over 50's Anna Bay Village offering the best value available! Light filled single level home capturing plenty of natural light, three spacious bedrooms, master with built in robe and bathroom access. High raked ceilings in the living/kitchen areas with split cycle air conditioning. Functional kitchen with plenty of cupboard space and large pantry. Large front full length north facing balcony to sit & relax. Garaging provided for by a large carport. The Lifestyle Villages offers an easy-care lifestyle and leisure facilities including a swimming pool, community centre and picnic/BBQ area. There are no stamp duty or legal fees on your purchase. Weekly Village fees approximately \$160.00 per week (LESS Pension Rebate Assistance). Anna Bay Village is ideally situated minutes from both Anna Bay and Nelson Bay and close to all leisure and lifestyle conveniences, beaches and transport at your front door. The whole concept of the village is to provide a pleasant and relaxed carefree lifestyle. Don't miss the amazing opportunity to inspect this free-standing home in Anna Bay Village.