

# 3/4320 Nelson Bay Road, Anna Bay, NSW 2316

## House For Sale

Tuesday, 7 May 2024

3/4320 Nelson Bay Road, Anna Bay, NSW 2316

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Jay Grogan

0249842000

## Guide \$440,000

Situated in the peaceful enclave of Anna Bay Village, just approximately 1.5 km from the community's vibrant heart, this beautifully renovated home offers the perfect setting for those aged 50 and over. Featuring two spacious bedrooms, each equipped with ceiling fans and air conditioning, comfort is guaranteed throughout the seasons. The home's layout is meticulously designed for ease and efficiency, boasting a practical bathroom with a separate toilet and an internal laundry to streamline your daily routines. The heart of the home, the kitchen, opens to an adjoining dining area, creating a warm and inviting space for meals and gatherings. Step outside to the private, enclosed rear courtyard—a tranquil oasis ideal for pets or quiet relaxation amidst picturesque settings. The property's low-maintenance design means more time for you to enjoy life's pleasures without the burden of constant upkeep. With dual parking spaces and no stamp duty or legal fees on your purchase, this home is as practical as it is charming. Whether hosting family and friends or enjoying the tranquillity of your own company, this home adapts to all your needs. Don't miss out on this exceptional opportunity. Contact Jay Grogan today at 0402 315 567 to schedule a private inspection, or join us at our upcoming open house to experience the unique charm of Anna Bay Village first-hand. 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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