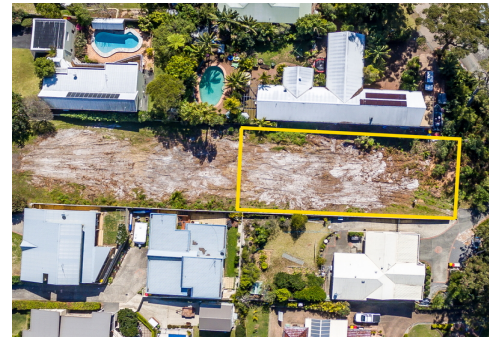




**Don't Miss Out on a Dream Location in Nelson Bay!**



## 145 Nauala Avenue, Nelson Bay

### AUCTION unless sold prior

**Rare Development Opportunity:** With limited land available on the Tomaree Peninsula, this is your chance to secure a substantial 810m<sup>2</sup> block in one of Port Stephens' most sought-after suburbs.

**Build Your Dream or Leverage a DA Approval:** This property offers two exciting possibilities:

- **Craft Your Dream Home:** Build your ideal residence on this expansive block, capturing stunning water views and enjoying the enviable north-easterly aspect.
- **Develop Two Architecturally Designed Homes:** Take advantage of the existing Development Approval (DA) for two luxurious, three-bedroom, two-bathroom residences designed by Sorensen Design & Planning. These freestanding homes boast expansive living areas, Nelson Bay headland water views, and generous alfresco entertaining areas with double lock-up garages.

**Prime Location:** This ideal block is surrounded by quality homes and boasts convenient access to popular amenities like Bagnall's Beach, Duthman's Beach, Corlette Store shopping precinct, and the Nelson Bay CBD and Marina (all within walking distance or a short drive).

**Develop Now or Later:** This fantastic opportunity allows you to build your dream home now

**Property ID:** L18137246

**Property Type:** Land

**Land Area:** 809.0 sqm

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or capitalize on the DA approval for a future development.

This is a rare chance to secure a prime piece of Nelson Bay real estate. Contact us today to learn more!

Every care has been taken to verify the accuracy of the information contained in this advertising copy but no warranty (either expressed or implied) is given by Raine & Horne or its agent as to the accuracy of the contents. Purchasers should conduct their own investigations into all matters relating to the proposed purchase of the property.

