



Cute & Cozy! FIRST HOME BUYERS -
DOWNSIZERS - INVESTORS



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40 Armidale Avenue, Nelson Bay

Sold for \$658,000 (Aug 14, 2024)

Perfect for newcomers to homeownership! Take advantage of the chance to transition from renting to owning with this delightful home, ripe for personalization. The current sellers are eager to make a deal, providing you with an opportunity to put your mark on it.

Nestled amidst serene greenery, this cozy Torrens Title single-level residence features three bedrooms and offers a peaceful retreat from the towns hustle and bustle, while still being conveniently located just a short walk from Nelson Bay’s center. Whether you’re a first-time buyer, downsizing, or investing, this property holds immense potential.

Inside, you’ll find three spacious bedrooms complete with built-in wardrobes, along with a recently renovated kitchen and laundry area. Step outside onto the private entertainer’s deck, where you can enjoy the tranquil garden views and the security of fenced surroundings, perfect for pets and children. Additional storage or a games room provides versatility for your needs.

Fully equipped with a spacious single lock-up garage providing plenty of space for extra storage, along with a single carport.

Nestled within a serene cul-de-sac, this charming property is enveloped by friendly neighbours and conveniently situated just a short stroll away from the breath taking Fly Point Beach and

Property ID:	L23496655
Property Type:	House
Building / Floor Area:	198
Garages:	1
Carports:	1
Land Area:	460.0 sqm

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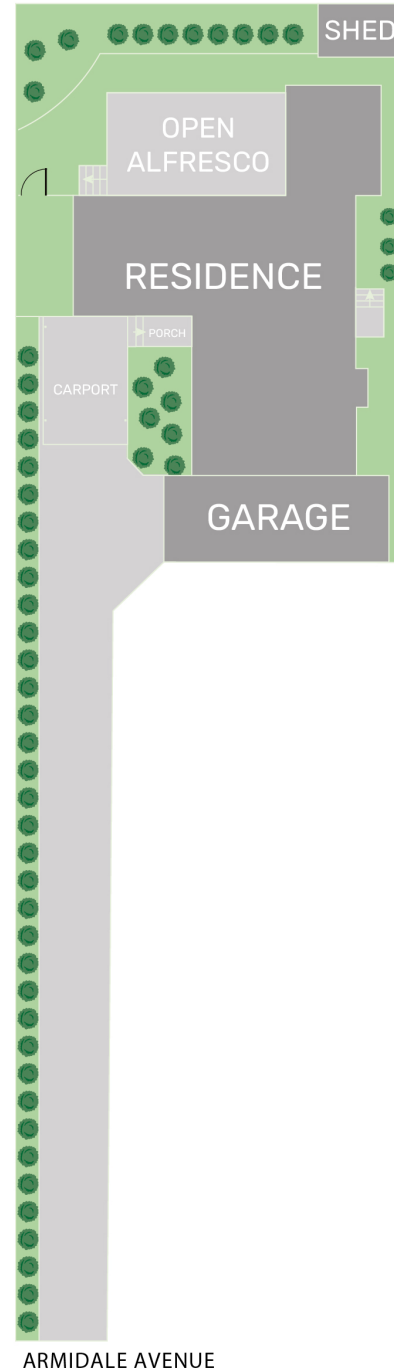
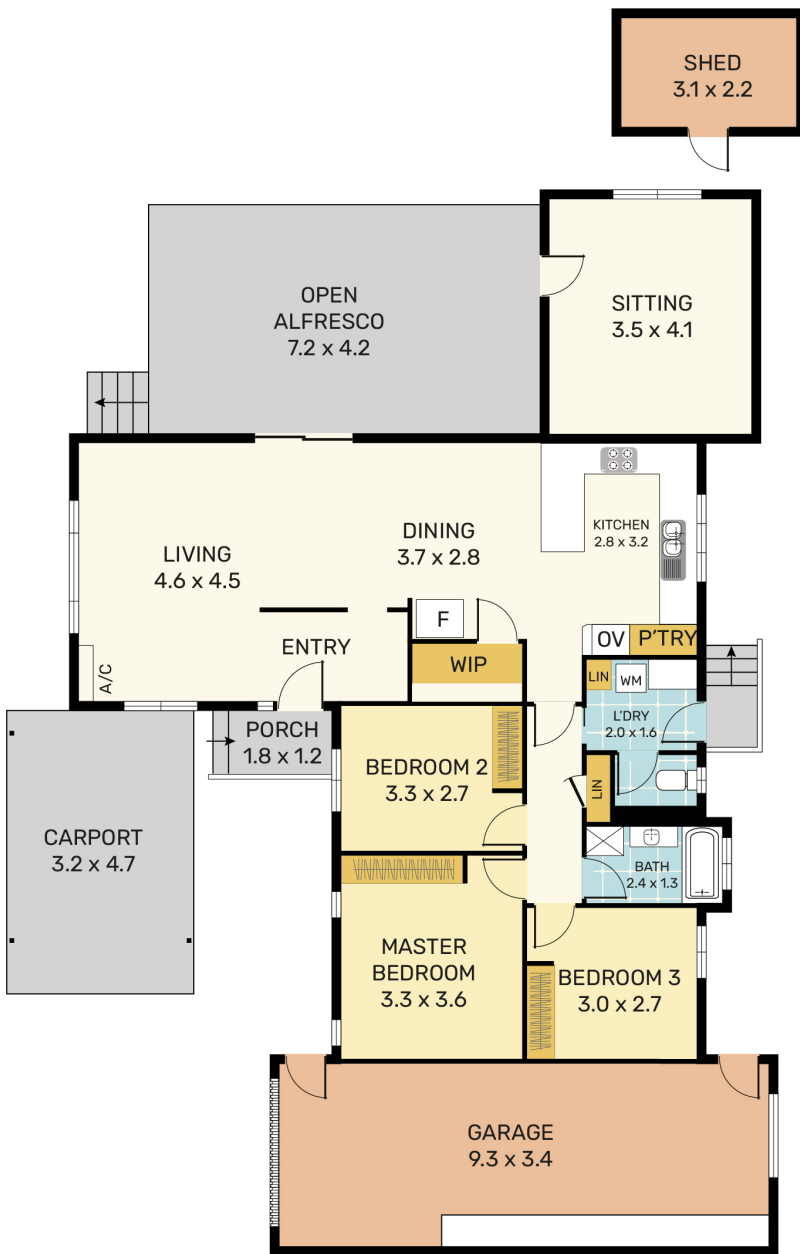
the scenic D'Albora Marina esplanade.

Don't miss the chance to put your own touch on this fantastic opportunity for renovation and ownership. Motivated sellers with clear instructions to SELL!

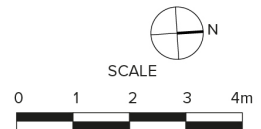
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REF: 1.82H 0.83W
WM: 0.65

SITE PLAN (not in scale)



AREAS
BUILDING AREA : 123m²
EXTERNAL AREA : 32m²
GARAGE/SHED : 43m²
TOTAL AREA : 198m²



40 ARMIDALE AVENUE, NELSON BAY

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