






Flexible accommodation, Stroll to the Water's Edge



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3 Paroa Avenue, Lemon Tree Passage

Sold for \$692,500 (Jul 12, 2024)

- This residence boasts a versatile design and is nestled in a quiet, highly sought-after location, offering an array of appealing features.

Spanning two levels, the upper floor comprises three bedrooms (including a master with ensuite), an updated kitchen, a cozy living area, a central bathroom, and a covered outdoor deck. Additionally, the home is equipped with ducted air conditioning and ceiling fans for added comfort.

The lower level serves as a one-bedroom flat with its own shower and toilet, providing an ideal space for teenagers or in-laws.

Situated on a spacious 1075 sq.m. block and just 500 metres from the waterfront, residents enjoy convenient access to the marina and local boat ramp. Nearby amenities include the local bowling club and the Koala Reserve Mangrove boardwalk, while Nelson's Bay attractions are a short drive away. Commuting is made easy, with a mere 20-minute drive to Newcastle Airport and 40 minutes to the city centre.

Key features include:

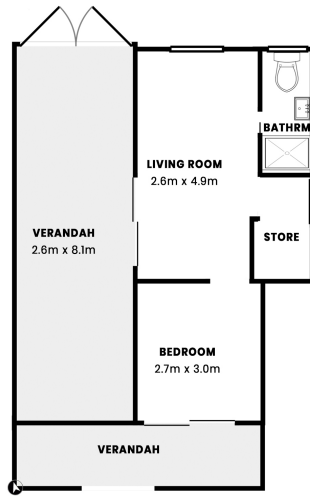
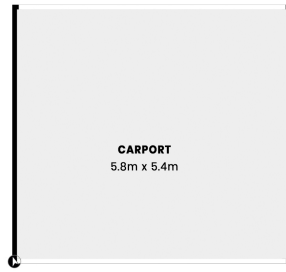
- Three-bedroom residence with a one-bedroom flat on the ground level.

Property ID: L27388450
Property Type: House
Open Parking: 2
Land Area: 1075.0 sqm

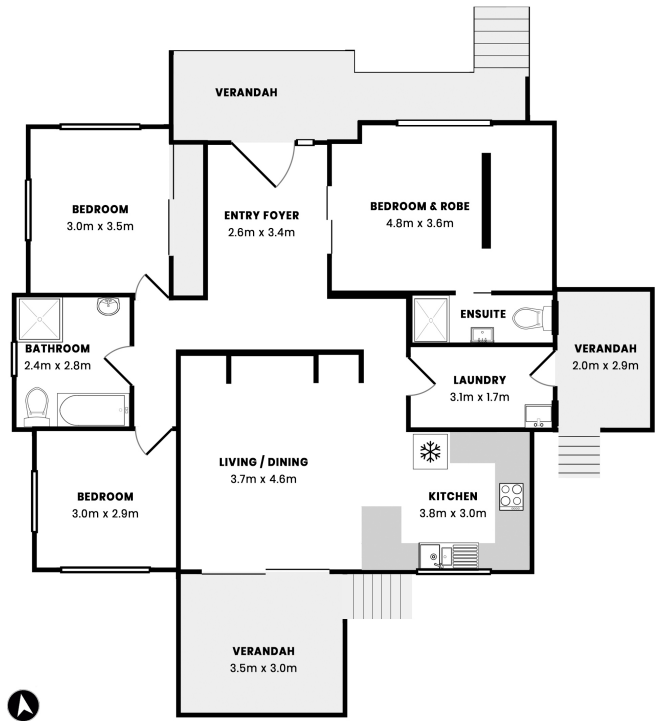
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- Comfortable living area and updated kitchen.
- Air conditioning and ceiling fans.
- Double carport.
- Generous 1075 sq.m. block.
- Five-minute drive to Tanilba Bay shopping centre; 22 km to Newcastle Airport.

This property presents an exceptional opportunity for comfortable living in a desirable location, blending convenience, versatility, and tranquility.



LOWER FLOOR
APPROX FLOOR AREA 84.1m²



UPPER FLOOR
APPROX FLOOR AREA 128.9m²