



Beachside Bliss with Investment Potential



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137A Government Road, Nelson Bay

Sold for \$1,450,000 (Jun 21, 2024)

This stunning coastal Torrens Title duplex at 137a Government Road offers an exceptional opportunity for investors or those seeking a relaxed beach lifestyle with absolute low maintenance on offer. Perfectly positioned across from a waterfront reserve and the dog friendly Bagnall Beach, this prime location boasts the best of coastal living.

Inside, discover a haven of modern comfort. Wide timber floorboards flow throughout, complemented by a sleek kitchen and stylish bathrooms that whisper coastal elegance. Relax in the light-filled living area, featuring custom lighting, ducted air-conditioning, ceiling fans, and ample natural light.

Imagine unwinding in your spacious 3 bedroom with parent retreat or optional 4th bedroom, 2 bathrooms, designed to capture the beautiful water views, warmth of the northern sun and gentle ocean breezes. The beachy ambiance creates a tranquil escape, a true testament to its coastal charm.

The haven extends beyond the walls, relax on the private north-facing balcony, basking in the glow of the sunset and captivating water views. For larger gatherings, the expansive rear deck offers the ultimate in privacy for entertaining in style with a full irrigation system installed for easy care.

Property ID:	L27636583
Property Type:	DuplexSemi-detached
Building / Floor Area:	158
Garages:	2
Land Area:	336.0 sqm

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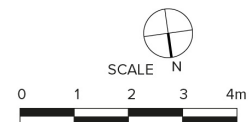
Step outside and discover the convenience of being right on the doorstep of Bagnall Beach. Explore the vibrant Nelson Bay CBD with its many vibrant cafes and restaurants, or take a leisurely stroll to Dutchies Beach – everything is within easy reach.

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SITE PLAN
(not in scale)



AREAS
 BUILDING AREA : 180m²
 EXTERNAL AREA : 41m²
 GARAGE : 40m²
 TOTAL AREA : 261m²



137A GOVERNMENT ROAD, NELSON BAY

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