

Your Gateway to Effortless Anna Bay Living!



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20/171 Gan Gan Road, Anna Bay

GUIDE

\$640,000 - \$670,000

Imagine waking up to the gentle sounds of the nearby coast, knowing that a leisurely stroll will take you to the vibrant Anna Bay Village shops for your morning coffee or daily essentials. Just a short, scenic drive away lies the golden sands of Birubi Beach, renowned for its stunning dunes and surf, and the family friendly shores of One Mile Beach. At 20/171 Gan Gan Road, this idyllic coastal lifestyle becomes your everyday reality.

This beautifully presented three bedroom townhouse offers the perfect sanctuary, where comfort and convenience intertwine seamlessly. Embracing a low maintenance design, you will have more time to explore the natural beauty and local attractions that Anna Bay has to offer.

Step inside this spacious open plan living area effortlessly connects the kitchen, dining and lounge, providing an inviting atmosphere for both quiet relaxation and lively gatherings with family and friends. Picture yourself unwinding after a day at the beach or entertaining guests in this light filled and airy space.

Indulge in the luxury of balcony access from the bedrooms, offering private outdoor retreats to enjoy the fresh coastal air and perhaps a morning coffee or evening sunset. Upstairs the master suite provides its own walk-in robe and ensuite, ensuring privacy and convenience. The

Property ID: L33305102

Property Type: Townhouse

Garages: 2

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additional two spacious bedrooms also feature built-in robes, ceiling fans and a powder room, catering to family or guests.

Enjoy year round comfort with ducted air conditioning and ceiling fans throughout, ensuring a pleasant climate no matter the season. Practicality is also paramount, with an internal laundry and a convenient separate powder room on the ground floor.

Outside, the property boasts well manicured gardens, adding to the overall appeal and providing a pleasant environment without demanding excessive upkeep. Your vehicles will be secure in the double lock-up garage, offering peace of mind and additional storage space.

Beyond the immediate charm of Anna Bay, this property's strategic location offers easy access to a wider range of amenities and destinations. Anna Bay Village Shops are a mere 400 meters away, providing everyday conveniences. For those seeking adventure or leisure, Birubi Beach (1.2km) and One Mile Beach (2.9km) are within easy reach. Further afield, Nelson Bay CBD (10km) offers a broader range of shopping, dining and entertainment options. Travel is a breeze with Newcastle Airport just 32km away, while the vibrant Newcastle CBD is a comfortable 44km drive. Even a weekend getaway to Sydney is easily manageable at 156km.

Embrace the sought after Anna Bay lifestyle, where relaxed coastal living meets everyday convenience. This property presents an ideal opportunity for investors, complete with excellent tenants eager to continue their tenancy in this beautiful home long term.

Don't miss this opportunity to secure your slice of Anna Bay paradise.

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