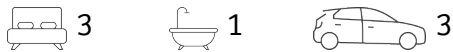




Salamander Bay Sanctuary: Your Easy Living Awaits



16a Marty Avenue, Salamander Bay

Auction Guide \$770,000

Welcome to your tranquil haven at 16a Marty Avenue, Salamander Bay. This delightful and meticulously maintained Torrens title duplex presents a fantastic opportunity to embrace easy single-level living in a highly sought-after location. Having been cherished by the same family for many years, this well-presented home offers a unique blend of comfort, convenience, and connection to nature.

Step inside and discover a thoughtfully designed floorplan that prioritizes ease and privacy. Each room enjoys a peaceful aspect, with the added benefit of backing directly onto the serene Tomaree National Park. Imagine waking up to the sounds of nature and enjoying the convenience of direct rear gate access, inviting you for a leisurely stroll through the picturesque landscape and a short, effortless walk to the beautiful Georges Reserve foreshore, less than 300 meters away.

The location of this property is truly exceptional. Situated in a prime position, you'll find yourself within easy reach of all essential amenities and lifestyle attractions. Indulge in the culinary delights of the highly regarded Bannisters restaurant or enjoy social gatherings and recreational activities at the nearby Soldiers Point Bowling Club, both just a stone's throw from your doorstep. Furthermore, local schools, a variety of shops, and the sparkling waters of Port Stephens with its numerous beaches and boat ramps are all conveniently within close proximity, offering endless opportunities for leisure and recreation.

Property ID:	L34036611
Property Type:	DuplexSemi-detached
Building / Floor Area:	110
Garages:	1
Carports:	1
Open Parking:	1
Land Area:	323.0 sqm

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Outside, the property exudes charm with its well-manicured gardens, creating a welcoming and aesthetically pleasing environment without the burden of extensive upkeep. Practicality is also key, with a single lock-up garage providing secure parking, complemented by additional undercover side parking perfect for a boat, trailer, or extra vehicle, as well as convenient driveway parking.

The focus on low maintenance extends to the outdoor spaces, featuring a larger garden shed for ample storage and a private paved courtyard. This inviting outdoor area offers a wonderful space to relax, entertain, and enjoy the beautiful weather year-round with minimal effort.

This exceptional duplex presents an abundance of potential for a wide range of buyers, from those seeking a comfortable and low-maintenance lifestyle to those looking to capitalize on a prime location with easy access to nature and amenities. Given its desirable features and sought-after position, this home is not expected to remain on the market for long. Don't miss your chance to secure this wonderful property. Contact Sherry Christian on 0408 407 464 today to arrange your inspection before it's too late!

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