



Craft your Dream Home in Sought After Port Stephens!

54 Talleen Road, Nelson Bay

Guide \$460,000

Prime Port Stephens Land Awaits! This rare, centrally located block (765m²) on Talleen Road offers endless possibilities to build your dream home or a lucrative investment property (STCA).

The owner has given explicit directions to sell – make it yours today!

- **Highly Sought After Area:** Land is scarce in Port Stephens, especially in established blue chip locations. This gently sloping block provides a leafy and elevated outlook with a sense of space and backs onto a laneway and nearby reserve.
- **Prime Convenience:** Talleen Road offers easy access to everything on the Peninsula. Several pristine beaches, schools, shopping centres, parks, and medical facilities are all within minutes in either direction.
- **Unleash Your Creativity:** Design your perfect home tailored to your needs. Consider a duplex for maximising investment potential (STCA).
- **Ready to Build:** Registered land with access to town water, sewer, underground utilities (phone & NBN), and power at the street.

Property ID:	L908879
Property Type:	Land
Land Area:	765.0 sqm

Sherry Christian

0408 407 464

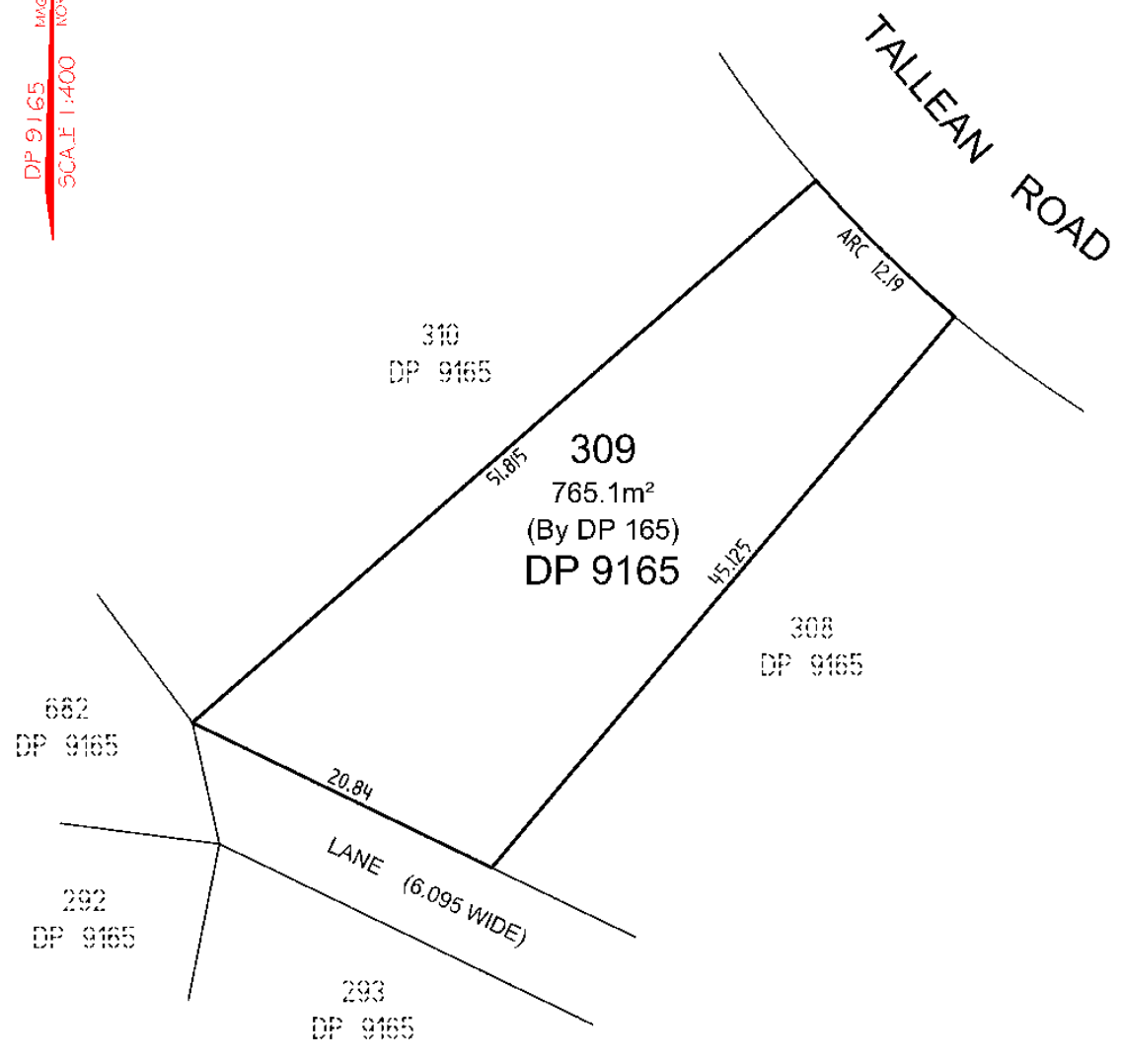
Sherry.Christian@nbltp.rh.com.au

Don't Miss Out!

Vacant blocks in this location are a rarity. This is an ideal opportunity for the creative mind, investor, developer, or even a first home buyer. Act now, as this gem won't last long!

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DP 9165
MAGNETIC NORTH
SCALE 1:400



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NORTH POINT SURVEYS
7B | 10 Yacaaba Street | Nelson Bay NSW 2315
PO Box 116 | Nelson Bay NSW 2315
Phone: 02 4984 2606
Email: admin@northpointsurveys.com.au

PROPERTY DETAILS		
LOT 309 DP 9165		
No.54 TALLEAN ROAD		
NELSON BAY		
SCALE	ISSUE DATE	DRAWN/CHKD BY
1: 400 A4	15/05/2024	IMc / AD

309-9165