

**31 Ullora Rd, Nelson Bay, NSW, 2315**



**House For Sale**

Wednesday, 25 December 2024

**31 Ullora Rd, Nelson Bay, NSW, 2315**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Aramis Pincovai

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## Single-level Coastal Haven

Located across from a nature reserve and in a quiet residential area, this renovated gem is a must-see. Often sought and rarely found, this is an ideal opportunity for anyone looking to downsize, purchase their first home, or make a great investment.

Upon entry, you'll find a warm and welcoming home, full of light and gravitating towards the heart of the home-the kitchen. Open-plan with ample space and great connectivity to the dining, lounge, and sunroom, the kitchen has been freshly renovated. It features generous proportions, extensive stone bench space, and an impressive freestanding gas burner stove. The home chef will love preparing meals while staying connected to the conversation. Beautiful polished timber floors run throughout, complemented by tiled floors in the sunroom. The sunroom boasts a wall of north-facing windows that overlook lush greenery at the rear, flooding the space with natural light.

The master suite offers a spacious retreat, complete with a walk-in robe and a vanity nook. The stunning ensuite provides an extra touch of luxury, with a freestanding bath that's perfect for unwinding after a long day. Down the hallway, you'll find a second renovated bathroom/laundry, a separate powder room, and two additional bedrooms. Each guest bedroom includes a built-in robe and its own air-conditioning for comfort.

The rear paved entertainment area is large enough to accommodate both lounge and dining settings, ideal for enjoying sunshine and privacy. This versatile space is perfect for relaxing with a book, sipping your morning coffee, or sharing a glass of wine with friends in the afternoon. Adjacent to this area is a studio/shed with immense potential. Currently a generous space, it could become an art studio, workshop, workspace, or even guest accommodation with some TLC\*.

Parking is well-catered for with a double garage and off-street concrete parking for both a boat and a caravan, so there's no need to compromise.

Located just a short drive from the vibrant Nelson Bay town centre, you'll enjoy easy access to shops, cafes, restaurants, Nelson Bay Golf Club, and D'Albora Marinas. With numerous bay and ocean-side beaches to choose from, and Newcastle International Airport and CBD less than an hour away, this location offers both convenience and lifestyle appeal.

This lovely home is sure to be popular and won't last long. Act quickly by calling our friendly sales team to book your inspection or find out more.

\*STCA