

**53/4320 Nelson Bay Road, Anna Bay, NSW, 2316**

**House For Sale**

Monday, 28 October 2024

53/4320 Nelson Bay Road, Anna Bay, NSW, 2316

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Jay Grogan

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## Retirement Living in Style (Over 50s) - A Sustainable and Luxurious Escape

Welcome to Anna Bay Village, one of the hidden gems of the Port Stephens area. This stunning retirement home offers an enviable lifestyle, combining comfort, sustainability, and ease of living all year round.

Nestled within the peaceful Anna Bay Village, just 1.5 km from the heart of the community, this delightful property is perfect for those over 50 seeking a balance of relaxation and modern living. Featuring three spacious bedrooms, each equipped with ceiling fans and ducted air conditioning throughout, you'll enjoy year-round comfort no matter the season.

A major highlight is the installation of solar panels with a battery system, allowing homeowners to experience financial freedom through energy efficiency. With no electricity bills, you can bask in the comfort of knowing you're living sustainably while enjoying the luxury of modern amenities.

You'll also enjoy the convenience of a lock-up garage with an electric door and internal access for added comfort. The property boasts a functional bathroom with a separate toilet, an internal laundry for added convenience, and a well-appointed kitchen complete with an adjoining dining area. Whether hosting intimate dinners or enjoying a cosy night in, the space is perfect for both.

The expansive backyard, a rare find in this setting, provides a lush space for outdoor entertainment. Combined with an enclosed alfresco area, it's the perfect spot for year-round gatherings with family and friends.

Additionally, the private enclosed rear courtyard offers a tranquil haven for small pets or a peaceful retreat for residents, with low-maintenance living at the forefront, so you can spend more time enjoying life rather than managing household tasks.

With two parking spaces, it's easy for guests to visit and share in the joy of your new lifestyle. Embrace independence and community in this beautiful home, designed to offer a comfortable and sustainable way of life during your golden years. No stamp duty or legal fees on your purchase.

This opportunity will not last, call Jay Grogan now to book a private inspection on 0402 315 567 or alternatively attend our open home.

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