

**54 Campbell Avenue, Anna Bay, NSW, 2316**

**ASPECT**

**House For Sale**

Thursday, 31 October 2024

54 Campbell Avenue, Anna Bay, NSW, 2316

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## From Our Aspect, A Rare Offering Consisting Of Two Properties

Presenting a golden opportunity to secure a spacious single level brick residence with an additional 647m<sup>2</sup> block of land at the rear where you can buy one or buy both together on over 1200m<sup>2</sup> of land, the choice is yours and either way you can't go wrong... Welcome to 54 & 54a Campbell Avenue, Anna Bay.

The residence itself sits on 554m<sup>2</sup> of level land and offers four bedrooms of accommodation, two bathrooms, two great size living areas, formal and informal dining areas plus a double lock up garage.

The subdivided block at the rear sits on 647m<sup>2</sup> of land and offers an oversized garden shed plus a small art studio with covered outdoor area. The subdivision has been complete and buyers have the option to purchase the house on its own or both properties all together.

Property Features Include:

- Four bedrooms of accommodation
- Master bedroom equipped with walk-in robe and ensuite
- Spacious main bathroom
- Open plan kitchen, dining and living area overlooking the rear yard
- Generously sized second living area looking over the front yard
- Large screened alfresco area
- Ducted air-conditioning throughout
- Fully fenced yard
- Established grounds, gardens and fruit trees
- Large garden shed and art studio with additional covered area that belong to the rear block
- Double lock up garage

The property is only a short 590m walk to Birubi Beach and approximately 500m to Anna Bay Village where you will find renowned Local Shops, Cafes, and Restaurants.

The Aspect Selling Team look forward to helping you on your property journey.

Disclaimer:

We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.