



FOR SALE

RELUCTANT SALE

The Vendors have enjoyed many fabulous family holidays over 19 joyous years in this idyllic location, creating wonderful memories along the way. Now its time for the baton be passed on. Make your own fabulous family memories as well as having an income earning property. Love, money and attention to detail have been lavished on stylishly renovated Koala Cottage, ready for your immediate enjoyment.

'Lemon Tree Passage . . . A hidden gem, the jewel in Port Stephens crown. The 'now' Place to be, with the foreshore, boat ramps, marina, parks, up market restaurant, brand new cafe & specialty shops on your doorstep! Rediscover those halcyon days and the simple pleasures of seaside living. Quiet & peaceful this tranquil bayside village is the gateway to all that this blue water wonderland has to offer and yet only 20 minutes to Newcastle Airport'

Situation: Koala Park waterfront reserve right on Lemon Tree Passage! The foreshore, boat ramps, marina, netted tidal pool, parks, up market restaurant, brand new café, cafes & specialty shops and laundromat on your doorstep! Bowling Club, RSL & 18-hole Golf course just minutes' drive away.

Style: Single level light and airy cottage thoughtfully constructed to maximise the position, winter sun, cooling north easterly afternoon summer breezes and water views.

Accommodation: 4 bedrooms all with built in robes, Master bedroom with en-suite. Main bathroom. Open plan kitchen dining and lounge. Separate laundry.

Features: Master bedroom with water views and private courtyard. Water views from bedrooms 2 & 3. Luxurious renovated Main Bathroom with freestanding soaking tub. Beautiful solid hardwood floors servicing lounge, dining, kitchen & hallway. Reverse Cycle split system air conditioning. Ceiling fans to all rooms. Undercover timber decked verandah with water views, ideal for entertaining. 3rd toilet. Private Fully fenced rear yard with parking pad and room for outdoor entertaining. If you're lucky you may see the occasional koala wandering by or a dolphin or two swimming by in the passage?

*@realty Conveyancing available to approved buyers.

*@realty Finance available to approved buyers.

* Ask about @realty 'Click to Buy' online offer system. It will enhance your buying experience!

4 BED | 2 BATH | 2 CAR

PRICE:
\$699,000

OPEN FOR INSPECTION:
N/A



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FLOOR PLAN



SITE PLAN

0 1 2 3 4 5



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

1/1 Shearman Avenue, Lemon Tree Passage

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APPROX. TOTAL FLOOR AREA: 158m²

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