



## FOR SALE

**SOLD \$900,000 - CONTACT LOCAL AGENT 0429 080 595**

OneThreeProperty|@realty is proud to introduce yet another buyer opportunity to the market in Fern Bay. If you are looking for a home with water views, in a location that has that elusive wow factor below the \$1.0m mark! then you need to inspect this property.

The tastefully renovated three-bedroom home with its cozy yet airy interior, exudes style and warmth making you feel right at home. The location is simply unbeatable, just moments from Stockton Beach, famous for its beach fishing and surf culture, 17km's to Newcastle CBD, 11km's to Newcastle Airport connecting you to every major CBD in Australia and beyond.

#### HIGHLIGHTS:

- .Generous 622m2 high set block
- .Water Views over the Hunter River
- .Potential dual occupancy/sub-division or granny flat (STCA)
- .Westerly aspect
- .Neighboring nature reserve (never to be built out)
- .3.3km to North Stockton Boat ramp
- .1km to Fern Bay 4x4 beach access
- .1km to the proposed Fullerton Cove shopping precinct (Woolworths)
- .11 km's to the Newcastle Airport
- .Room for caravan, boat, cars parked off-street.
- .Potential battle-axe sub-division potential.

#### HOUSE:

- .New kitchen makeover
- .New polished hardwood timber flooring throughout
- .New ceiling fans and switches
- .New power points throughout
- .Fresh internal wall and ceiling paint
- .New roller blinds throughout
- .Lockable detached garage
- .Attached carport

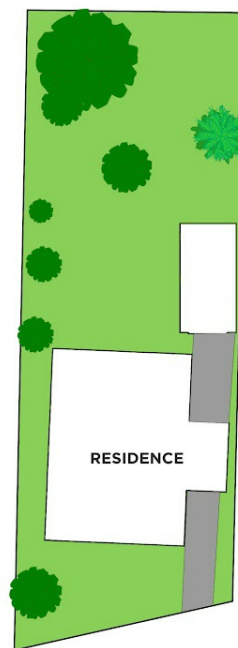
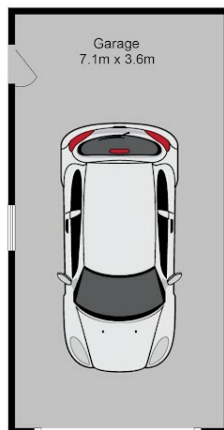
**3 BED | 1 BATH | 2 CAR**

**PRICE:**  
**\$900,000**

**OPEN FOR INSPECTION:**  
**N/A**



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## 1 Fullerton St Fern Bay

All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own inquiries and the contract for sale. The floor plans are artist's impressions only; the site plan is not to scale.

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.