



## FOR SALE

### PICTURE THIS

Waking every morning to this! The glorious shimmering bay below.  
And...  
As the sun sets luxuriate on your deck in peaceful privacy.

**SITUATION:** Peaceful north facing waterfront reserve with panoramic views over the pristine waters of Port Stephens. Privately set on just over 1000m<sup>2</sup> of land and enjoying the benefit of being located in arguably Lemon Tree Passage's Best Street. Just minutes' drive to the marina, cafes, new up market restaurant & specialty home wares shop.

**STYLE:** Elevated brick home with colorbond roof thoughtfully constructed to maximise the winter sun, cooling north easterly summer breezes and water views.

**ACCOMMODATION:** 4 bedrooms, 2 en-suite. Master with walk-in robe, en-suite and direct access to balcony and water views, Large open plan living area featuring modern central kitchen opening on to substantial timber decked balcony. Double lock up garage auto door

**FEATURES:** water views, manicured parterre overlooking the bay, Granite kitchen bench tops, zoned ducted reverse cycle air conditioning, ducted vacuuming, potential boat shed with roller door. potential cellar/rumpus or games room. Under house storage. Remote electric gate, sweeping concrete paved drive, fully fenced. With fishing at your doorstep and lifestyle at your fingertips it's only about 30 metres to the water's edge.

Call today.....and put yourself in the picture!

4 BED | 3 BATH | 2 CAR

**PRICE:**  
Contact Agent

**OPEN FOR INSPECTION:**  
N/A



**Andrew Battrick**  
**0405717826**  
andrewb@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)