



**SOLD**

## NOW IS THE TIME

The time has come for this beautiful home to be sold, and so if the waters of the Nelson Bay area have been calling out to your heart, with spring now upon us, there could be no better time to come and have a look, and no better opportunity to secure the home of your dreams.

Blessed with an abundance of space, elegance and style, "Green Patch" is not only one of the most unique water front homes this side of Cromarty Bay, its also one of the most affordable,

With beautiful "park like" reserve reaching all the way to the water's edge, the home comes complete with a lifestyle to be envied, one the whole family will love.

The property also includes:

- \* Four good sized bedrooms
- \* Ensuite and walk in wardrobe in the master bedroom
- \* Three bathrooms
- \* Outside shower (with hot and cold water)
- \* Remote entry double lock up garage
- \* Tandem carport
- \* Additional parking for boat / caravan
- \* Mezzanine over garage, suitable for rumpus room, home office, or additional storage
- \* Ducted, reverse cycle, multi zoned air Conditioning
- \* Slow Combustion Fire in the living room (which warms the entire home)
- \* Brick veneer construction

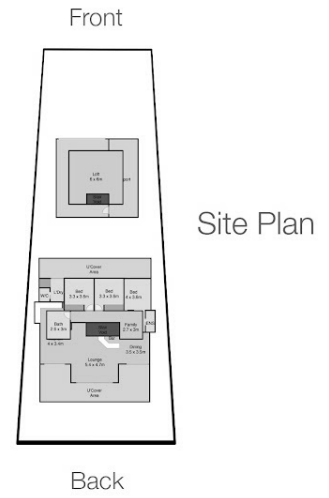
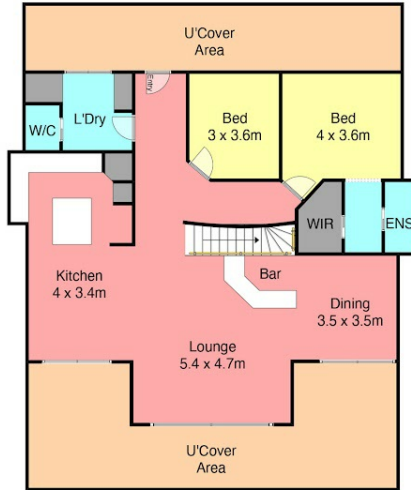
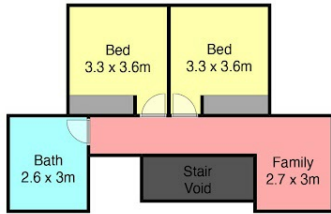
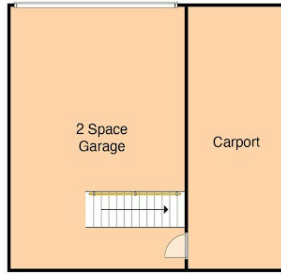
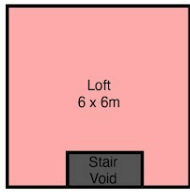
**4 BED | 3 BATH | 2 CAR**

**PRICE:**  
**\$1,225,000**

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



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Measurements are approximate  
and are to be used only as a guide

33 Kent Gardens, Soldiers Point

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.