




72a Blanch Street, Boat Harbour

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Contemporary Coastal Living Between Two Iconic Beaches

Perfectly positioned between the pristine shores of Boat Harbour Beach and One Mile Beach, this stunning Torrens Title duplex delivers the ultimate blend of modern comfort, low-maintenance living, and relaxed coastal lifestyle.

Only a few years young and presented to an impeccable standard, this home is ideal for families, downsizers, or investors seeking quality, space, and convenience in one of the region's most sought-after pockets. Currently performing extremely well as a holiday investment unit, strong returns, tax advantages and ample owner use opportunity.

Step inside to discover expansive open-plan living, enhanced by beautiful timber flooring and an abundance of natural light. The heart of the home is a sleek, contemporary kitchen featuring stone benchtops and quality finishes, seamlessly connecting to the living and dining zones before flowing out to a generous entertainer's deck with a peaceful leafy outlook.

Accommodation comprises four well-appointed bedrooms, including a spacious master suite complete with private ensuite. Both the kitchen

FOR SALE

Price Guide: \$1,275,000 - \$1,375,000

VIEW

Sat 20th Jun @ 1:00PM - 1:30PM

AGENTS

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AGENCY

LJ Hooker Nelson Bay

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 **LJ Hooker**

and bathrooms showcase premium finishes, including stone surfaces and striking floor-to-ceiling tiling for a luxurious touch.

Outside, enjoy a level, low-maintenance yard with irrigation in place—perfect for easy living without compromising on outdoor space + a solar & battery system leaving energy bills in credit. Car enthusiasts, tradies, or those needing extra storage will appreciate the massive garage with additional workshop area.

Offering the feel of a freestanding home with the ease of duplex living, this is a rare opportunity in a blue-chip coastal location.

Key Features:

- Torrens Title duplex, only a few years old
- Prime location between Boat Harbour Beach & One Mile Beach
- Four spacious bedrooms, master with ensuite
- Ducted air-conditioning & ceiling fans throughout.
- Expansive open-plan living with hybrid flooring
- Contemporary kitchen with stone benchtops
- Stylish bathrooms with floor-to-ceiling tiling
- Entertainer's deck with tranquil leafy outlook
- 43kw solar battery system
- Level, low-maintenance irrigated yard
- Massive garage plus workshop space

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MORE DETAILS

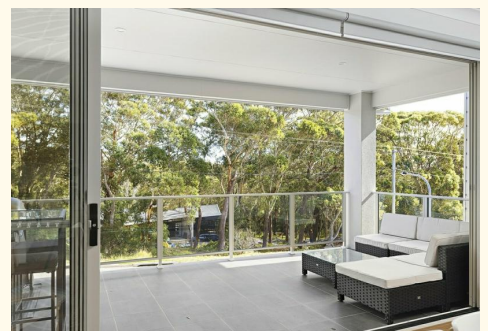
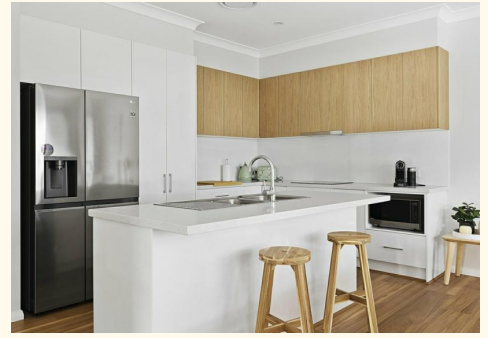
Property ID	13W3F6R
Property Type	DuplexSemi-detached
House Size	132 m2
Including	Ensuite Air Conditioning Toilets (2) Dishwasher Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage

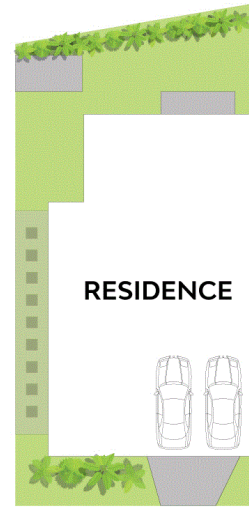
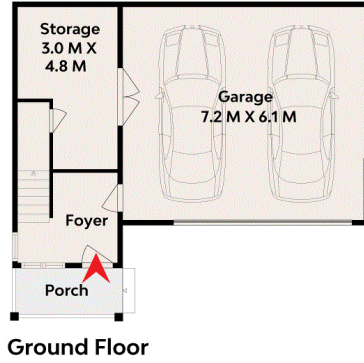
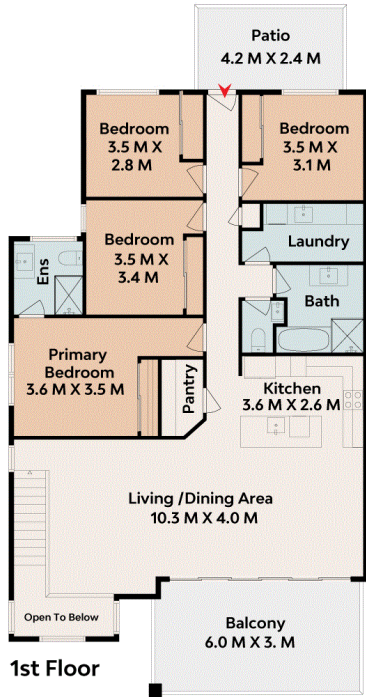
David Schmarr 0479 110 235

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Site Plan



TOTAL INTERNAL: 132 m²

Scale in metres and is indicative only. Dimensions are approximate.