



21 Andrew Close, Boat Harbour

## A Coastal Entertainer

Quietly tucked away in a dress-circle cul-de-sac moments from pristine beaches, this near-new, two-level residence blends generous family space with effortless coastal living. Designed for both everyday comfort and memorable gatherings, the floorplan delivers multiple living zones, luxe accommodation and a superb alfresco that runs the width of the home.

### Why you'll love it

- Four large bedrooms + study & tranquil master suite with walk-in robe and hotel-style ensuite. Three additional bedrooms serviced by a family bathroom, plus an upstairs living area.
- Generous open plan living areas adjoin the Chef's kitchen with island bench, quality appliances and butlers pantry.
- Expansive alfresco overlooking level lawns & perfect for summer BBQs.
- Oversized double garage with internal entry and EV charger.

### Lifestyle location

Stroll or a short drive to Boat Harbour Beach, One Mile Beach and the hidden cove of Little Kingsley; on the doorstep of the Tomaree Coastal Walk, renowned whale-watching headlands (May&ndash;Nov), and close to Port Stephens Koala Hospital and the Birubi sand dunes.

Nelson Bay Getaways

4 2 2

### FOR SALE

Auction - Date To Be Set.

### AGENTS

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### AGENCY

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LJ Hooker

### The Floorplan (at a glance)

Ground floor: Entry foyer, study, home theatre, storeroom, generous open-plan family/living & dining, gourmet kitchen with walk-in pantry, powder room, laundry, internal-access double garage, and a huge covered alfresco.

First floor: Children's activities/lounge, master suite with WIR & ensuite, three additional bedrooms, family bathroom, separate WC, walk-in linen and extra powder room.

### Perfect for

Growing families, multi-generational living, sea-changers and investors seeking a ready-to-enjoy Port Stephens home that also shines as an exceptional holiday-let location given the proximity to beaches and attractions.

Inspect to appreciate the scale, light and easy coastal vibe of this standout home.

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### MORE DETAILS

Property ID	13R4F6R
Property Type	House
Land Area	641 m2
Including	Ensuite
	Air Conditioning
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking

### Jason Brennan 0419 691 377

Director | Licensee in Charge | [jbrennan.nelsonbay@ljhooker.com.au](mailto:jbrennan.nelsonbay@ljhooker.com.au)

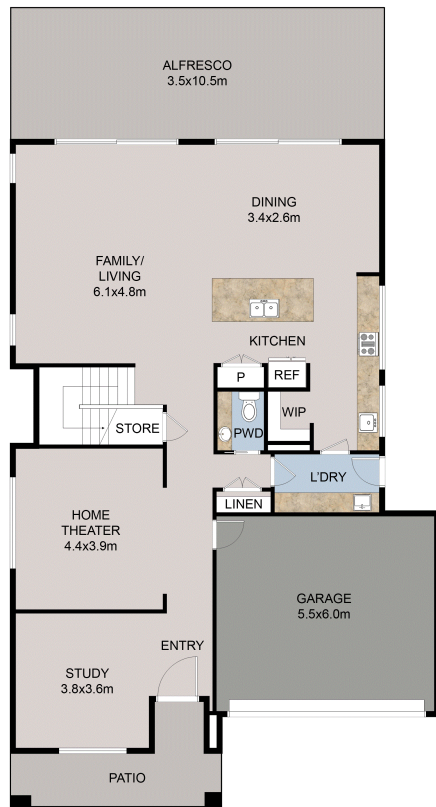
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GROUND FLOOR



FIRST FLOOR

TOTAL AREA : 339.86m<sup>2</sup>

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