







3996 Nelson Bay Road, Bobs Farm

Country life by the sea

A rare blend of coastal convenience and country calm, this immaculate four bedroom homestead sits privately on approx. 3.9 acres of park-like grounds framed by mature trees and birdlife. A classic wrap-around verandah, beautiful timber floorboards, and timber French doors set the tone for relaxed indoor–outdoor living.
Step inside to a warm, generous layout anchored by a large timber kitchen and open living/dining area with slow-combustion fireplace and split-system air conditioning. Large bedrooms promise quiet retreat, while the deep verandahs invite morning coffees and sunset chats year-round.
Outside, the electric front gate opens to sweeping lawns, thriving vegetable gardens a greenhouse, and serious shedding for all the toys.

Highlights
Approx. 3.9 acres of level, park-like grounds
Classic wrap-around verandah
Large timber kitchen with great storage and breakfast bar
Slow-combustion fireplace + split-system air conditioning
Timber French doors and timber floorboards throughout the living areas
Six car garaging across two sheds all with automatic doors + huge

4 1 10

FOR SALE
$2,200,000

VIEW
Sat 14th Nov @ 10:00AM - 10:30AM

AGENTS
Jason Brennan
0419 691 377
jbrennan.nelsonbay@ljhooker.com.au

David Schmarr
0479 110 235
dschmarr.nelsonbay@ljhooker.com.au

AGENCY
LJ Hooker Nelson Bay
(02) 4984 2400

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

undercover carport

Electric front gate, ample turning areas and driveway parking
Established vegetable gardens and greenhouse
Spear point irrigation to the lawns and gardens
Peaceful, private setting just 5km to beaches and Anna Bay village conveniences

If you've dreamed of country life by the sea, this is the one—space, serenity and serious shedding, all moments from the coastline.

All information contained herein is gathered from sources we consider to be reliable. However, we, LJ Hooker Nelson Bay cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing. View our privacy policy here - https://www.ljhooker.com.au/legals/privacy-policy

MORE DETAILS

Property ID	13SUF6R
Property Type	House
House Size	172 m2
Land Area	3.9 acre
Including	Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes Remote Garage Water Tank Spear point irrigation to lawns and gardens











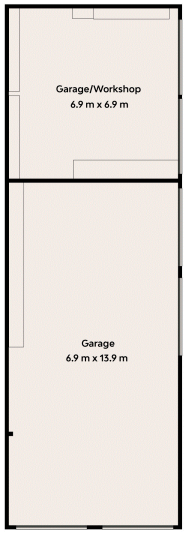
Jason Brennan 0419 691 377
Director | Licensee in Charge | jbrennan.nelsonbay@ljhooker.com.au
David Schmarr 0479 110 235
Sales Executive | Licensed Real Estate Agent - Class 2 | dschmarr.nelsonbay@ljhooker.com.au

LJ Hooker Nelson Bay (02) 4984 2400
31 Stockton Street, NELSON BAY NSW 2315
nelsonbay.ljhooker.com.au | nelsonbay@ljhooker.com.au

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

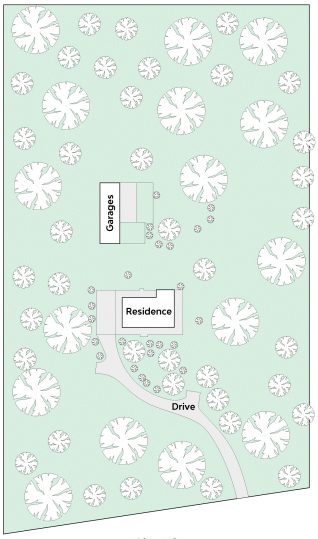
LJ Hooker

3996 Nelson Bay Road, Bobs Farm





Floor Plan



Site Plan

N

TOTAL INTERNAL: 172 m2

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

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker