



3996 Nelson Bay Road, Bobs Farm

4 1 10

## 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&ndash;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

**FOR SALE**

\$2,200,000

**VIEW**

By Appointment

**AGENTS**

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David Schmarr

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**AGENCY**

LJ Hooker Nelson Bay

(02) 4984 2400

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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&mdash;space, serenity and serious shedding, all moments from the coastline.

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## 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

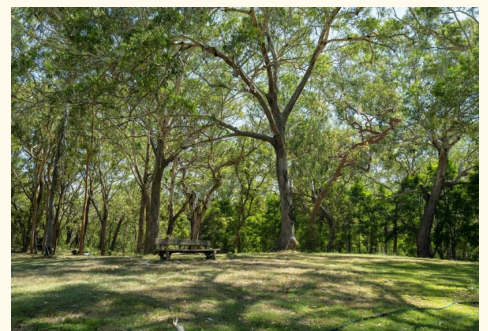
Director | Licensee in Charge | [jbrennan.nelsonbay@ljhooker.com.au](mailto:jbrennan.nelsonbay@ljhooker.com.au)

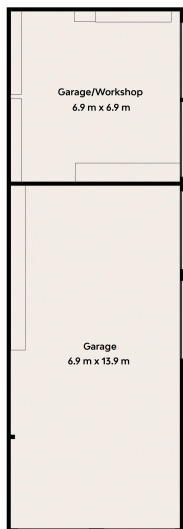
### David Schmarr 0479 110 235

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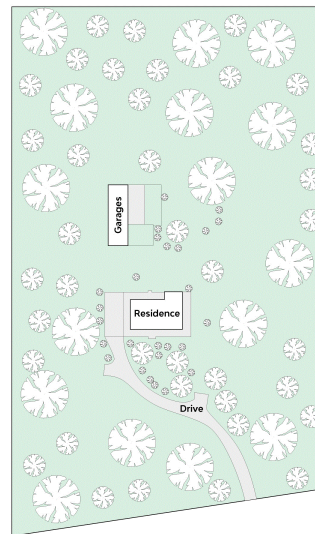
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Floor Plan



Site Plan



TOTAL INTERNAL: 172 m2

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