

11/12 Yawl Close, Corlette

# ZERO MAINTENANCE CONVENIENT LIVING

Positioned in a quiet, leafy street and set within a contemporary, security-focused complex, this stylish apartment at 11/12 Yawl Close, Corlette offers a superb blend of modern comfort, space and convenience,  all with the ease of lift access and resort-style amenities.

Showcasing a light-filled open-plan layout, the generous lounge and dining area flows seamlessly into a sleek, modern kitchen complete with stone benchtops and dishwasher. There is ample space to accommodate a full-sized dining suite, making the home ideal for both everyday living and entertaining.

Accommodation includes three well-appointed carpeted bedrooms, highlighted by a spacious master suite featuring a private ensuite and its own balcony, the perfect place to relax and unwind. Residents also enjoy access to a sparkling swimming pool, while a secure entry with video/audio intercom ensures peace of mind.

The apartment is further enhanced by fully automated, secure basement parking for two vehicles, with lift access directly to all levels, no stairs required.

3 2 2

**FOR SALE**
$730,000 - $780,000

**VIEW**
Sat 14th Nov @ 11:00AM - 11:30AM

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

**AGENCY**
LJ Hooker Nelson Bay
(02) 4984 2400

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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Conveniently located within walking distance to schools, shops and public transport, this is an outstanding opportunity for downsizers, professionals or investors seeking low-maintenance living in a quality complex.

Features include:
- Modern three-bedroom apartment in a secure complex
- Lift access to all levels - no stairs
- Light filled open-plan lounge and dining
- Contemporary kitchen with stone benchtops and dishwasher
- Master bedroom with ensuite and private balcony
- Sparkling swimming pool within the complex
- Secure video/audio intercom entry
- Fully automated secure basement parking for two cars
- Quiet street with leafy outlook
- Walk to schools, shops and transport

A stylish, low-maintenance apartment offering comfort, security and lifestyle convenience in a sought-after Corlette location.

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## MORE DETAILS

| | |
|---|---|
| Property ID | 13U1F6R |
| Property Type | Unit |
| House Size | 124 m2 |
| Including | Ensuite |
| | Air Conditioning |
| | Balcony |
| | Dishwasher |
| | Built-in-Robes |
| | Secure Parking |











**David Schmarr 0479 110 235**
Sales Executive | Licensed Real Estate Agent - Class 2 |
dschmarr.nelsonbay@ljhooker.com.au

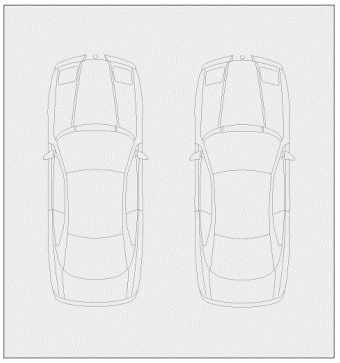
**LJ Hooker Nelson Bay (02) 4984 2400**
31 Stockton Street, NELSON BAY NSW 2315
nelsonbay.ljhooker.com.au | nelsonbay@ljhooker.com.au

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# Unit 11 - 12 Yawl Close - Corlette



Dual Secure Carspace

TOTAL INTERNAL: 124 m2

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

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