



15 Yoolarai Crescent, Nelson Bay

Near New Spacious Duplex with a Pool

Positioned in one of the Bay's most convenient pockets, this near-new three-bedroom Torrens title duplex delivers a coastal lifestyle few get to enjoy full-time. Just a 15-minute stroll — or 2-minute drive — from Nelson Bay's beaches, marina and waterfront dining, this is easy, elevated coastal living.

Thoughtfully designed across three generous bedrooms and three living areas, including an upstairs family room and a downstairs home cinema, the home offers genuine flexibility for growing families. The master suite features a private ensuite and walk in robe, while the remaining bedrooms open onto balconies. Built-in robes, ceiling fans and air conditioning feature throughout, with 2.5 bathrooms ensuring effortless family living.

The open-plan living, dining and kitchen area extends seamlessly to a sunny backyard with private heated pool and BBQ area — perfect for entertaining and easy outdoor living year-round.

Features:

Near-new build with quality finishes, low-maintenance appeal
Three living areas, including home cinema

3 2 2

FOR SALE

\$1,350,000 - \$1,400,000

VIEW

Sat 26th Sep @ 1:00PM - 1:30PM

AGENTS

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AGENCY

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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.



Private pool and secure backyard
Open-plan kitchen and living design
2.5 bathrooms
Prime location close to beaches, marina and dining strip

Location:

Dutchmans Beach – 1.2 km | d'Albora Marina – 1.4 km |
Gan Gan Lookout – 1.7 km | Nelson Bay Beach – 1.8
km | Shoal Bay Country Club – 4.5 km

Nelson Bay offers fresh seafood, award-winning dining, whale watching, diving and fishing, all within a laid-back coastal village setting. Whether as a family residence or investment, this near-new home represents outstanding value in one of the region's most sought-after locations.

Contact us today to arrange your private inspection.

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<https://www.ljhooker.com.au/legals/privacy-policy>

MORE DETAILS

Property ID	140BF6R
Property Type	DuplexSemi-detached
Land Area	411 m2
Including	Ensuite
	Pool
	Balcony
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Remote Garage
	Heated Pool

Jason Brennan 0419 691 377

Director | Licensee in Charge | jbrennan.nelsonbay@ljhooker.com.au

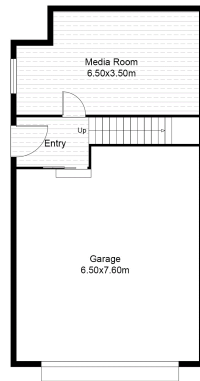
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GROUND FLOOR PLAN



FIRST FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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