



2/22a Swordfish Street, Nelson Bay

## SUNLIT, STYLISH & HIGHLY FUNCTIONAL




Welcome to 2/22a Swordfish Street - Perfectly positioned in a sought-after Nelson Bay pocket, this beautifully presented three-bedroom home is designed for easy living with a touch of style. Bathed in natural light, the home offers a seamless blend of comfort and functionality.

Set on the doorstep of all the amazing lifestyle attractions synonymous with Nelson Bay living, enjoy breath-taking scenery, pristine beaches, boutique shopping and cafes and award winning restaurants.

### Features include

- Generous master suite with walk-in robe and private ensuite
- Two separate living areas creating space for the whole family
- Updated kitchen with stone benchtops and quality finishes
- Large covered entertaining deck overlooking a neat, low-maintenance garden
- Shutters, fresh presentation and thoughtful storage throughout
- Practical laundry with separate toilet
- Oversized single-width garage with room for storage or workshop

With a welcoming street presence, modern updates, and all the space

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### FOR SALE

Please Call

### AGENTS

David Schmarr  
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dschmarr.nelsonbay@ljhooker.com.au

### AGENCY

LJ Hooker Nelson Bay  
(02) 4984 2400

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

you need, this home offers the perfect balance between coastal lifestyle and everyday convenience. Don't miss this fantastic opportunity to secure your own slice of prime Nelson Bay real estate.

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## MORE DETAILS

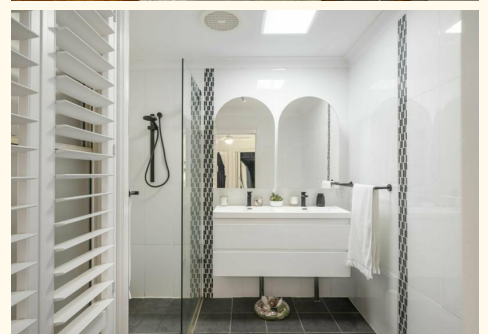
Property ID	13RJF6R
Property Type	DuplexSemi-detached
House Size	121 m2
Land Area	377 m2
Including	Ensuite Air Conditioning Toilets (4) Courtyard Dishwasher Floorboards Built-in-Robes Secure Parking

### David Schmarr 0479 110 235

Sales Executive | Licensed Real Estate Agent - Class 2 | [dshmarr.nelsonbay@ljhooker.com.au](mailto:dshmarr.nelsonbay@ljhooker.com.au)

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