

## Nelson Bay, 21 Grafton Street

Affordability in A Prime Location

Are you are looking to get your foot in the door of your first home?

Are you ready to downsize to single level low maintenance living?

Are you an investor that can see the growth potential and the benefit of having a tenant already in place?

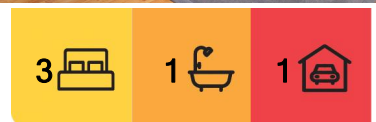
This delightful 3 bedroom free standing home is perfect for you.

- 3 bedrooms, 2 with built in robes.
- L shaped lounge dining with split system air conditioning
- Functional kitchen with a corner pantry, dishwasher and electric cooking.
- Fabulous undercover outdoor entertaining area and a good size low maintenance level back yard.

All on a peaceful 488sqm block tucked away down a private driveway in a quiet street.



**Disclaimer:** 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.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/13FHF6R](http://ljhooker.com.au/13FHF6R)

**Contact**  
**Jason Brennan**  
0419 691 377  
[jbrennan.nelsonbay@ljhooker.com.au](mailto:jbrennan.nelsonbay@ljhooker.com.au)  
**Sally Edwards**  
0411 129 278  
[nelsonbay@ljhooker.com.au](mailto:nelsonbay@ljhooker.com.au)

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

The position is so convenient - look at this list of things nearby:

Within 1 km - Sea Breeze shops and Tomaree Hospital.

Within 2 km - you have Shoal Bay Beach, Nelson Bay Diggers, Little Beach, Fly Point, Nelson Bay Beach, the Marina, Nelson Bay Golf Club, Nelson Bay Bowling Club, Woolworths plus all of the Shops, Cafes Restaurants and amenities on offer in the town center.

This is an opportunity at an affordable price that you do not want to miss.

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## More About this Property

<b>Property ID</b>	13FHF6R
<b>Property Type</b>	House
<b>Land Area</b>	488 m <sup>2</sup>

**Jason Brennan 0419 691 377**

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

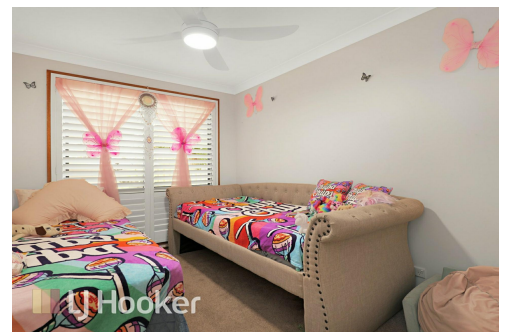
**Sally Edwards 0411 129 278**

Executive Assistant/ Licensed Real Estate Agent | [nelsonbay@ljhooker.com.au](mailto:nelsonbay@ljhooker.com.au)

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

31 Stockton Street, NELSON BAY NSW 2315

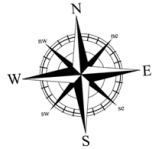
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# 21 Grafton St, Nelson Bay



**TOTAL: 88 m<sup>2</sup>**

FLOOR 1: 88 m<sup>2</sup>

EXCLUDED AREAS: PATIO: 18 m<sup>2</sup>, ALFRESCO AREA: 29 m<sup>2</sup>,  
YARD: 158 m<sup>2</sup>, CARPORT: 42 m<sup>2</sup>, SHED: 9 m<sup>2</sup>

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