



9 Grafton Street, Nelson Bay




## Endless Potential in a Prime Nelson Bay Position

Set on an expansive parcel in one of Nelson Bay's most desirable pockets, this solid as a rock home presents an exceptional opportunity for homeowners, investors, or developers alike. Whether you're looking to move straight in, renovate, extend, or explore future development potential (STCA), this property offers the space and flexibility to bring your vision to life.

Surrounded by quality homes and positioned just a short, level stroll to local clubs, the marina, and the vibrant Nelson Bay CBD, the lifestyle on offer here is simply unbeatable.

Inside, the home features three well-proportioned bedrooms, a central bathroom with separate toilet, and warm hardwood flooring that adds character and charm throughout. The functional layout provides a comfortable base to enjoy as-is or enhance over time.

Outdoors is where this property truly shines &ndash; a generous backyard perfect for kids, pets, or future improvements, along with an impressive four-car garage plus additional carport, offering incredible storage and workspace options rarely found in this location.

3  1  6 

### FOR SALE

Auction Guide \$900,000.

### VIEW

By Appointment

### AGENTS

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### AGENCY

LJ Hooker Nelson Bay

(02) 4984 2400

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 **LJ Hooker**

Opportunities like this are increasingly rare &ndash; secure your slice of Nelson Bay with unlimited upside.

**Key Features:**

- Solid home on a large, level block
- Outstanding potential to renovate, extend or develop (STCA)
- Three bedrooms with a practical floorplan
- Main bathroom with separate toilet
- Beautiful hardwood flooring throughout
- Huge four-car garage plus additional carport
- Expansive yard ideal for families or future improvements
- Prime location within walking distance to clubs, marina & CBD

For more information or to arrange your inspection, contact us today.

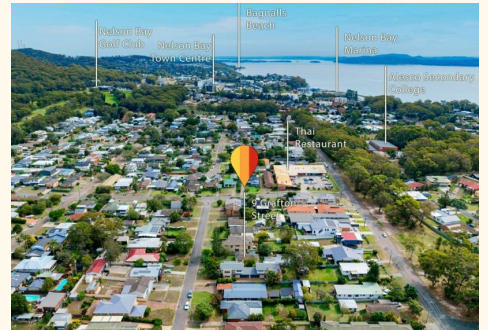
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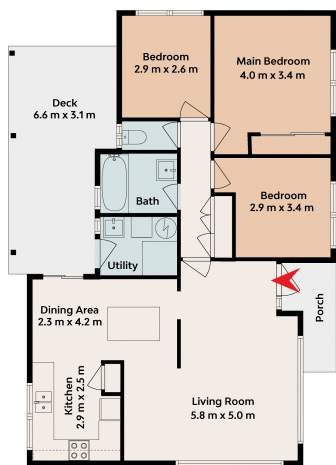
**MORE DETAILS**

Property ID	13WNF6R
Property Type	House
Land Area	767 m2
Including	Air Conditioning Deck Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced

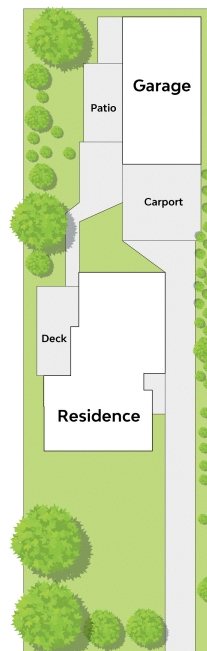
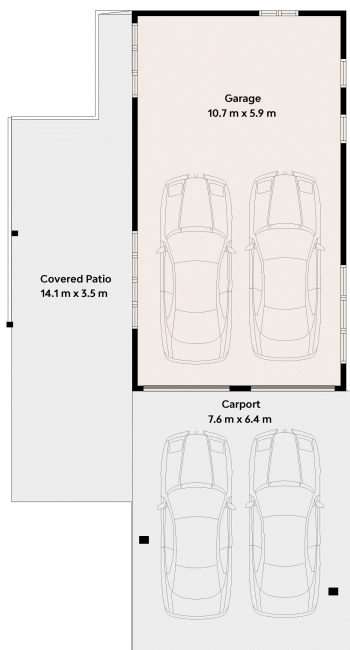
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**Floor Plan**



**Site Plan**



**TOTA INTERNAL: 83 m2**

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