



## Nelson Bay, 222/61b Dowling Street

### HIGH YIELD STUDIO IN POPULAR RESORT

Investment Opportunity in Nelson Bay: Modern Studio Awaits!

Are you ready to make a savvy investment in one of Australia's most sought-after coastal destinations? Look no further than this charming studio apartment in the heart of Nelson Bay!

Featuring:

- **Spacious Studio Layout:** This well-appointed studio offers a cozy yet functional living space, perfect for short-term rentals or a weekend getaway. With a comfortable bed and stylish furnishings, it's designed for both relaxation and practicality.

- **Modern Amenities:** The apartment features a compact kitchenette equipped with essential appliances, allowing for convenient meal preparation. Whether it's a quick breakfast before a day at the beach or a romantic dinner for two, this space has you



**For Sale**  
\$269,000

**View**  
By Appointment

**Contact**  
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**LJ Hooker Nelson Bay**  
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covered. The resort also features heated pool & spa, games room, onsite restaurant & lift access from your room to all the facilities right on your doorstep.

- Inviting Bathroom: The contemporary bathroom is designed with comfort in mind, providing a refreshing retreat after a day of exploring the stunning surroundings.

- Breathtaking Views: Enjoy the serenity of nature right from your private balcony. The water views & lush greenery surrounding the property creates a peaceful ambiance, perfect for unwinding with a cup of coffee or a glass of wine.

- Prime Location: Nestled in Nelson Bay, this property is just a stone's throw away from pristine beaches, vibrant cafes, and a variety of water activities. This area is a hotspot for tourists, making it an ideal choice for investors looking to capitalize on short-term rental opportunities.

#### Why Invest Here:

Nelson Bay is not just a beautiful destination; it's a thriving community that attracts visitors year-round. With its stunning landscapes and recreational activities, the demand for rental properties continues to rise. This studio offers the perfect blend of comfort and convenience, ensuring a high occupancy rate and great returns on your investment.

Don't miss out on this fantastic opportunity to own a piece of paradise in Nelson Bay! Contact us today to schedule a viewing and discover how this studio can be the perfect addition to your investment portfolio.

Act fast &ndash; properties like this don't last long!

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## More About this Property

<b>Property ID</b>	13FQF6R
<b>Property Type</b>	Studio

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