



6/17 Mistral Close, Nelson Bay

## Front Row Position Over Little Beach

Positioned on the front row of a tightly held complex, this first-floor apartment enjoys spectacular views across Little Beach and the sparkling waters of Port Stephens, presenting an exciting opportunity to secure a property in one of Nelson Bay's most sought-after coastal locations.

Whether you're searching for a holiday escape, investment opportunity or project to complete the dream coastal retreat, this property offers incredible potential with the hard work already started. Fresh flooring has been installed throughout, while the bathroom has been removed and is ready for a complete remodel, allowing you to add your own style and value.

The practical floorplan includes two generous bedrooms, open-plan living and dining, and two well-sized balconies that capture cooling sea breezes and stunning water views. Wake up to the sight of boats gliding across the bay and enjoy the convenience of having beaches, cafés, restaurants and the marina all within easy walking distance.

Property Features:

2 1 2

### FOR SALE

Price Guide: \$850,000 - \$920,000.

### VIEW

Sat 26th Sep @ 2:00PM - 2:30PM

### AGENTS

David Schmarr

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### AGENCY

LJ Hooker Nelson Bay

(02) 4984 2400

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.



- First-floor front-position apartment
- Outstanding views over Little Beach and the bay
- Two generous bedrooms
- Fresh flooring throughout
- Bathroom removed and ready for renovation
- Two spacious balconies
- Light-filled living and dining area
- Excellent opportunity to add value
- Ideal holiday home, permanent residence or investment
- Walk to Little Beach, Nelson Bay Marina, caf&ecute;s and restaurants
- Highly sought-after coastal location

Properties offering this combination of views, position and renovation potential are increasingly difficult to find. Secure your place in one of Nelson Bay's most desirable waterfront precincts and create something truly special.

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## MORE DETAILS

|               |               |
|---------------|---------------|
| Property ID   | 1403F6R       |
| Property Type | Unit          |
| House Size    | 70 m2         |
| Including     | Toilets (1)   |
|               | Balcony       |
|               | Dishwasher    |
|               | Floorboards   |
|               | Remote Garage |

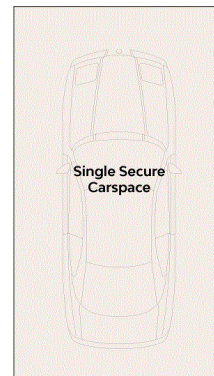
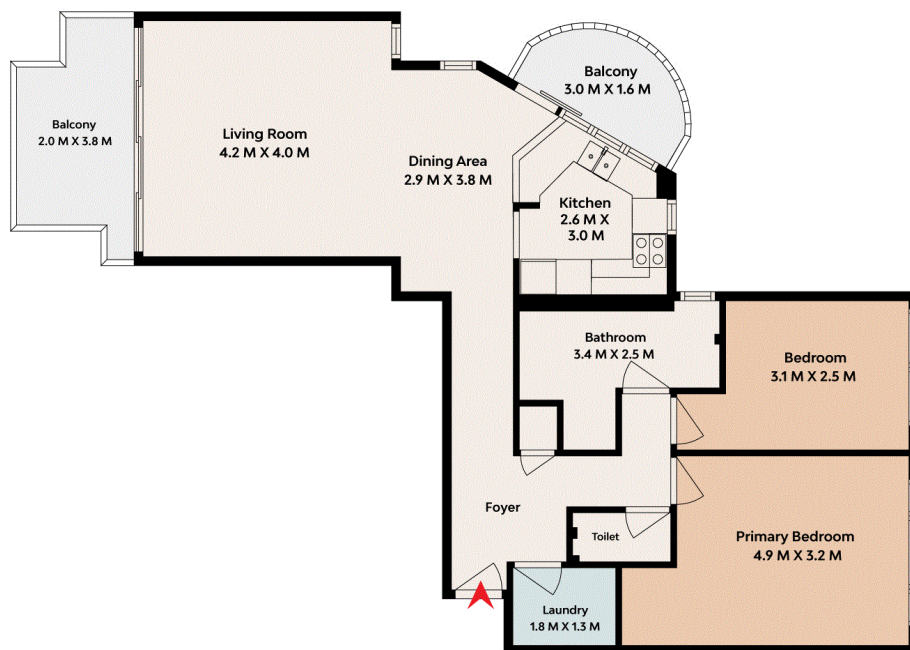
### David Schmarr 0479 110 235

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

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**TOTA INTERNAL: 70 m2**

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