

7/40 Magnus Street, Nelson Bay

## Price slashed to sell.




Positioned in an elevated setting just a short stroll to the beach and Marina, this affordable two bedroom unit delivers a fantastic blend of lifestyle, convenience and low maintenance living in the heart of Nelson Bay.

Whether you're an investor looking for a rental property, or a first home buyer looking to get into the real estate market, this unit is one that you don't want to miss.

The functional kitchen offers storage and bench space, while both bedrooms are generously sized and have built-in robes. A well-maintained bathroom and internal laundry facilities add to the home's everyday practicality.

### Key Features:

- Two bedrooms with Built ins
- Open plan living and dining area
- Undercover balcony
- Well-appointed kitchen with ample storage
- Neat bathroom and internal laundry
- Positioned in a quiet, elevated complex
- Single car accommodation

2  1  1 

### FOR SALE

\$585,000

### VIEW

Sat 20th Jun @ 11:00AM - 11:30AM

### AGENTS

Jason Brennan  
0419 691 377  
jbrennan.nelsonbay@ljhooker.com.au

David Schmarr  
0479 110 235  
dschmarr.nelsonbay@ljhooker.com.au

### 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.



### Unbeatable Location

Enjoy the ultimate coastal lifestyle with Nelson Bay Beach just moments away, along with local cafes, restaurants, the marina, and shopping precinct all within 1km.

Wake up to sea breezes, spend your days by the water, and embrace everything this incredible location has to offer.

All information contained herein is gathered from sources we consider to be reliable. However, we, LJ Hooker Nelson Bay cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing. View our privacy policy here - <https://www.ljhooker.com.au/legals/privacy-policy>

### MORE DETAILS

Property ID	13WUF6R
Property Type	Unit
House Size	54 m2

#### Jason Brennan 0419 691 377

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

#### David Schmarr 0479 110 235

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

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

31 Stockton Street, NELSON BAY NSW 2315  
[nelsonbay.ljhooker.com.au](http://nelsonbay.ljhooker.com.au) | [nelsonbay@ljhooker.com.au](mailto:nelsonbay@ljhooker.com.au)

