



146 Salamander Way, Salamander Bay

Spacious Home in a Peaceful Setting

This beautifully presented single-level residence offers generous proportions and an easy care lifestyle in one of Salamander Bays most convenient locations. Perfectly balancing comfort, space and functionality, the home is ideal for families seeking relaxed coastal living with every amenity close by.

- Expansive 1,320sqm parcel with established, park like gardens
- Four generous bedrooms, two featuring private ensuites
- Open plan informal living areas with vaulted ceilings
- Spacious kitchen with quality appliances
- Enclosed outdoor entertaining area overlooking a tranquil reserve and duck pond
- Ducted air conditioning for year round comfort
- 360* roof top security camera
- Solar hot water and bore fed automatic irrigation system

Thoughtfully designed, the home offers multiple living spaces that flow effortlessly from indoors to out. The modern kitchen sits at the heart of the home, connecting with the expansive living and entertaining areas - perfect for hosting family gatherings or relaxing with a quiet outlook across the private gardens.

4 3 2

FOR SALE
\$1,695,000

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

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Location Highlights;

750 m to St Phillips Christian College
1 km to Tomaree Public School
450 m to Salamander Shopping Centre
500 m to Tomaree Library
450 m to Salamander Tavern
5 km to Nelson Bay CBD
30 km to Newcastle Airport

Enjoy the convenience of being within easy walking distance of schools, shops, cafes and medical services, with pristine beaches and reserves only minutes away.

To arrange your private viewing, contact our team today. This quality residence offers the ideal setting for families seeking space, privacy and modern comfort in beautiful Salamander Bay.

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MORE DETAILS

| | |
|---------------|---|
| Property ID | 13G0F6R |
| Property Type | House |
| House Size | 242 m2 |
| Land Area | 1320 m2 |
| Including | Study Air Conditioning Alarm Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage Solar Hot Water Bore fed automatic irrigation system 360 Roof top security camera solar hot water |

Jason Brennan 0419 691 377

Director | Licensee in Charge | jbrennan.nelsonbay@ljhooker.com.au

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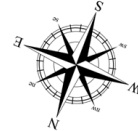
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TOTAL: 242 m²
FLOOR 1: 242 m²
EXCLUDED AREAS: GARAGE: 37 m², PATIO: 44 m², PORCH: 16 m²

ALL SIZES, DIMENSIONS & ELEMENTS ARE APPROXIMATE & INTENDED FOR VIEWING PURPOSES ONLY
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