







220 Sandy Point Road, Salamander Bay

Space, Position and Plenty of Potential

Set on a generous, level 756m² block backing onto reserve, this is an appealing opportunity for buyers looking for a solid single level home with room to add their own style, or investors considering the future potential of a well located parcel of land.

The home offers a practical and spacious layout with three bedrooms, two bathrooms and a generous living area. The large kitchen and dining zone forms the centre of the home, while the separate living room features raked ceilings and exposed beams, adding character and a wonderful sense of space.

Comfortable as it stands, there is clear scope to update and modernise, particularly the bathrooms, making this an ideal project for first home buyers or renovators wanting to improve a property over time.

Outside is where the size of the block really comes into its own. A covered entertaining area overlooks the large, level backyard, while side access provides excellent accommodation for a boat, caravan or trailer. Backing directly onto reserve also provides a leafy outlook and added privacy with no residential neighbour immediately behind.

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FOR SALE
$950,000 - $1,000,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

For investors, the 756m² block may also offer potential for future redevelopment or an additional dwelling, subject to council approval.

Property features include:

Single level brick and tile home
Three bedrooms with built-in robes
Main bedroom with ensuite
Two bathrooms
Spacious separate living room with raked ceiling and exposed beams
Generous kitchen with breakfast bar and ample storage
Double lock up garage
Covered outdoor entertaining area
Level 756m² block
Wide side access suitable for a boat, caravan or trailer
Garden shed
Large, fully fenced backyard
Backs directly onto reserve
Scope to renovate, update and add value
Potential redevelopment opportunity, subject to council approval

Conveniently positioned between the waterfront and Salamander Bay's major shopping and services, the property is also within easy reach of local schools, beaches, Nelson Bay and the many attractions of Port Stephens.

Whether you're looking for your first home, a renovation project, an investment or a sizeable block with future possibilities, 220 Sandy Point Road offers plenty of options from day one.

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MORE DETAILS

Property ID	140HF6R
Property Type	House
House Size	123 m2
Land Area	756 m2
Including	Ensuite
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced









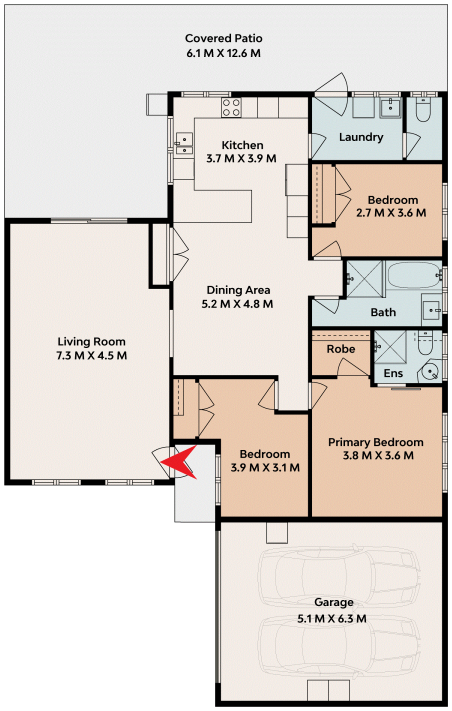


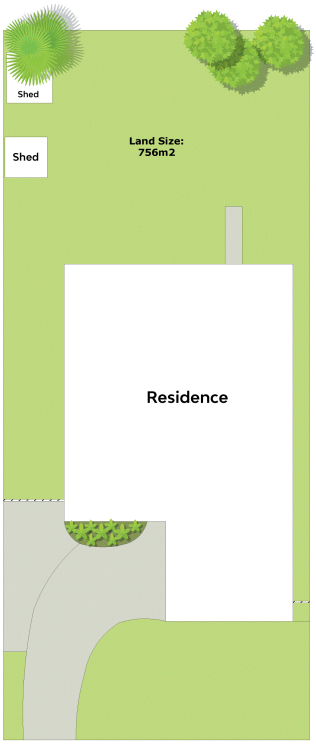
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TOTA INTERNAL: 123 m2

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

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