



3/77 Ronald Avenue, Shoal Bay

2 1 1

## North-Facing Outlook, Water Views & an Unbeatable Coastal Location

Opportunities like this are exceptionally rare—a north-facing unit with filtered water views in one of Shoal Bay's most tightly held pockets, all within an accessible price range. Positioned in a small, well-maintained building, this two-bedroom apartment delivers a peaceful setting surrounded by nature, yet sits just moments from everything that makes Shoal Bay iconic.

A short stroll places you at Shoal Bay Beach, Tomaree Mountain, Box Beach, Wreck Beach, National Park walking trails, the Shoal Bay Country Club, and an array of local shops and restaurants. The location simply speaks for itself.

Inside, the unit is designed to embrace natural light and outlooks from every angle. With an abundance of windows, the living, dining and kitchen areas capture tranquil bush surrounds and serene filtered water views, creating a calm and uplifting atmosphere. Set back from the street, the home offers a private retreat ideal for holidays, investment or low-maintenance coastal living.

**FOR SALE**

Auction - Date to be set.

**AGENTS**

David Schmarr

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**AGENCY**

LJ Hooker Nelson Bay

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**LJ Hooker**

Features include:

- Two generously sized bedrooms
- Internal bathroom/laundry
- Spacious balcony ideal for relaxing or entertaining
- Single car space
- North-facing orientation with beautiful filtered water views
- Peaceful bushland setting just minutes from beaches and attractions

A rare opportunity in a blue-chip location—units of this caliber in Shoal Bay do not last.

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## MORE DETAILS

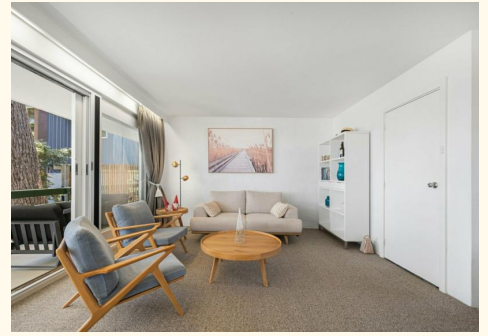
Property ID	13SKF6R
Property Type	Unit
House Size	60 m2
Including	Toilets (1) Balcony Outdoor Entertaining Floorboards Built-in-Robes

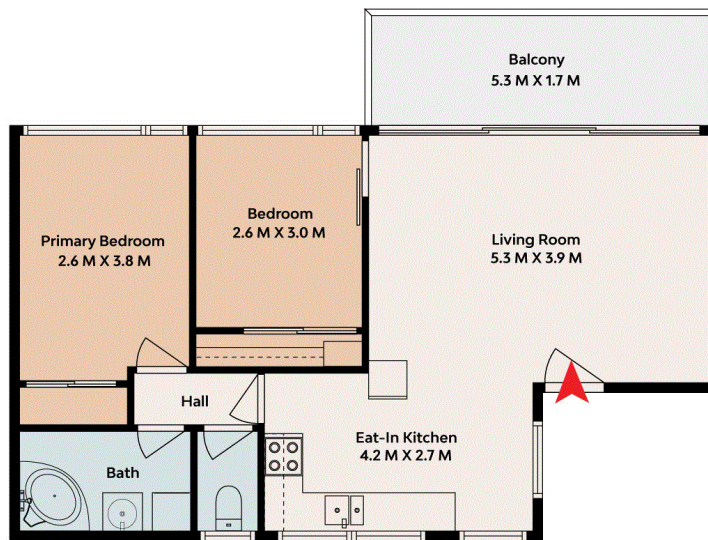
### David Schmarr 0479 110 235

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TOTAL INTERNAL: 60 m<sup>2</sup>

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