



44 Albert Street, Taylors Beach

## Nostalgia for Summers Past

Welcome to 44 Albert Street, Taylors Beach &mdash; a place that feels like it belongs to another time, where long summer days roll into balmy evenings and life slows to a gentler pace.

Set on a generous 889m<sup>2</sup> waterfront reserve parcel with direct access to the shoreline, this is more than just a property &mdash; it's where memories are made, and where the simple things still matter.

You can almost hear it&hellip; the quiet hum of cicadas in the afternoon, the sound of water lapping at the shore, and that familiar feeling of salt air drifting in through open windows. Mornings start slowly here &mdash; barefoot on the grass, coffee in hand, watching the water shimmer as the day begins.

Afternoons are for sandy feet, fishing rods lined along the jetty, kids running through sprinklers, and a casual game of cricket out the front that somehow brings the whole street together. Evenings roll in just as they should &mdash; easy, relaxed, and unhurried.

The existing home is mostly original, offering a solid foundation with generous living spaces, natural light, and a layout that embraces the outlook across the reserve and water. Whether you choose to restore and refresh or start again and build something new, the setting here is

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### FOR SALE

Action - Date to be set

### VIEW

Sat 4th Apr @ 10:00AM - 10:30AM

### AGENTS

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### AGENCY

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what truly sets it apart.

**Property Features:**

- Absolute waterfront reserve position with uninterrupted park and water views
- Generous 889m<sup>2</sup> block with direct access to the foreshore
- Spacious living areas filled with natural light and calming outlooks
- Ready for renovation or redesign - Make it your own.
- Multiple living zones including large enclosed sunroom/entertaining area
- Separate rumpus or games room offering flexibility for families or guests
- Peaceful, tightly held street surrounded by nature

**The Opportunity:**

Create a home that brings back the feeling of those long Australian summers — the kind you remember, and the kind you want to pass on. Renovate, rebuild, or design your own waterfront retreat, knowing the position alone will always hold its value.

**Location Highlights:**

Tucked within the quiet waterside community of Taylors Beach, this is a setting made for boating, fishing and relaxed coastal living. It feels a world away, yet remains only around 10 minutes to Salamander Bay shopping and everyday conveniences, with easy access to Nelson Bay, Anna Bay and Newcastle Airport.

**Why You'll Love It:**

Properties like this are becoming increasingly hard to find — a large waterfront reserve block, a peaceful street, and the freedom to create something truly meaningful. A place where the days feel a little longer, the air a little fresher, and the memories stay with you.

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## MORE DETAILS

Property ID	13VRF6R
Property Type	House
House Size	132 m2
Land Area	889 m2
Including	Ensuite
	Air Conditioning
	Toilets (4)
	Built-in-Robes
	Secure Parking

### Jason Brennan 0419 691 377

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