



27 Waterfront Road, SWAN BAY, NSW 2324

40 Steps to the Water's Edge!

If you've been dreaming of life by the water without the big-ticket price tag, this is your moment!

Welcome to Swan Bay - a hidden peaceful pocket of the pristine Port Stephens region - where this charming weatherboard property offers relaxed, waterfront reserve living on a sprawling 1,274m² block.

Fronting the sparkling waters, you get to enjoy kayaking, boating, fishing, paddleboarding or simply soaking in the serenity. This is where weekends are made of sunrises over the bay, fresh air, and memories in the making.

Inside, the three-bedroom home blends timeless character with thoughtful modern updates. Large windows invite the outdoors in, flooding the interiors with natural light and water views. Step out to the undercover alfresco area - the perfect spot for morning coffees, BBQs with friends, or a chilled glass of wine at sunset.

From Swan Bay, you have easy water access to Karuah, North Arm Cove, Tanilba Bay, Soldiers Point and beyond - the Port Stephens boating lifestyle is literally at your

TYPE: For Sale

INTERNET ID: L35603600

SALE DETAILS

\$900,000 to \$975,000

CONTACT DETAILS

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fingertips.

With the ability to kick back and enjoy the water views from the home plus to just walk across the street to the water, this property gives off perfect Airbnb potential, with others already in the area enjoying this perk.

The property features also include:

A single car carport plus a double garage with a bonus fourth room - ideal as a guest space, studio, or kids' hangout

A double sized block with so much potential

Timber sheds + tool shed for all gear and gadgets + four rainwater tanks

A fully fenced yard offering privacy and security for the whole family

Whether you're looking for a laid-back holiday haven, a family sea change, or a smart investment with strong rental appeal (holiday or permanent), this gem ticks all the boxes.

Don't just dream about it - dive in and make it yours!

Opportunities like this in Swan Bay are incredibly rare. Act fast to secure your piece of coastal paradise!

Call Denise Haynes for your private inspection today 0414 725 482

Location: 33min (38km) to Newcastle Airport, 25min (33km) to Raymond Terrace, 50min (63km) to Nelson Bay & approx 2½ hrs to Sydney. Approx 10km (20mins) via boat to Soldiers Point Marina.

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Other features: Carpeted, Water Front, Water Views

- Land Area 1,274.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1
- Single garage
- Single carport
- Floorboards











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All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own inquiries and the contract for sale. The floor plans are artist's impressions only. The site plan is not to scale.