

76 Cove Boulevard Bvd, North Arm Cove, NSW 2324**Sold - 14/11/2025**House   1  2**Enjoy being right on the Water!**

Imagine owning your own house where you are so close to the water you feel like you are in one of those over-water villas in the Maldives. This is special and unique – with current codes no longer allowing such harmony with the waterway.

Built so you can literally fish from the living room, this stunning home offers spacious open plan living with glass louvres and glass doors that capture the water views over the serenity of North Arm Cove and harbour of Port Stephens.

Look out upon boats at anchor, interrupted only by the odd passing Kayak or the snort of a passing pod of dolphins. This location is so special - it is truly one of a kind. A seawall just 2 metres from the lounge room doors has steps to walk straight in for a cooling dip: or hop into the kayak & paddle around the Cove.

There are two very generous bedrooms & a contemporary bathroom. The home has hardwood floors, shiplap panelling & high ceilings. There is a slow combustion fire with ceiling fans & those glass louvre windows to catch the cooling sea-breeze.

The kitchen also enjoys these same views given the open plan design of the home. There is plenty of under cabinet storage, a gas cooktop, subway tiles & a dishwasher.

A 3-car garage/shed offers space for vehicles and enough room for a great 'men's shed'. The lush foliage at the entrance and distance from the road ensures amazing privacy and peace.

The home has been a popular Airbnb with excellent reviews.

There is opportunity to add to the dwelling by building back from the existing home and using the rest of the 1289sqm (approx) parcel of absolute waterfront land. Walk in on a sunny day and you'll never want to leave.

North Arm Cove offers an abundance of natural bush & wildlife, wallabies, the occasional koala, kingfisher, rosellas, king parrots, lorikeets, green-sea turtles & dolphins. For those who fish, there are crabs, bream, whiting, mullet & prawns.

The community in North Arm Cove has a number of social groups for those looking to be involved, such as the community gardens, tennis club, Community Coffee Shop, Rural Fire Service, walking tracks & public fitness stations.

Less than 2 hours from Sydney (M1 at Wahroonga) and even closer when the by-pass is opened, North Arm Cove is the perfect weekend escape for Sydney-Siders & Nova-Castrians alike.

Open for Inspection

By Appointment.

Listed By

Bryan Stevenson

Phone: (02) 4997 2554

Bryan Stevenson

Phone: (02) 4997 2554

