



**43 The Esp, North Arm Cove, NSW 2324****Sold - 14/11/2023**House  **Your Spot by the Water**

If it's all about the position this house has it. 100m to the water's edge you will find yourself at the picture perfect 'Wide Bay', featuring a beautiful & secluded beach with easy access for swimming, boating or fishing.

**Open for Inspection**

By Appointment.

43 The Esplanade is an older cottage style home with scope to mould to your own taste. Climb the stairs and enter the main level with its large open plan living and cathedral ceilings giving a sense of light and space. Views out to the waters of Port Stephens are available from the kitchen and dining/living areas, as well as both bedrooms. Both bedrooms are generously proportioned, while the family bathroom offers a shower and vanity with a separate WC for convenience. The home has a rustic appeal with original kitchen, bathroom, as well as timber floorboards.

The front balcony is at the entry to the home and is the perfect spot to enjoy a morning coffee or an afternoon coldie. This could be the space most used in the warmer months.

The ground level has a double carport which could also double as another entertaining space; and this is where you will find the laundry which is large enough for extra storage.

The block is over 700sqm, backs onto bushland, and you will feel surrounded by nature where just the sounds of the local birds break the silence.

North Arm Cove has a great community & welcoming feel. With a Community Centre, Tennis Court, Community Gardens, Zumba & Pilates classes, as well as the popular Community Coffee Shop where you can enjoy delicious cakes & meet up with friends.

North Arm Cove is a part of the Port Stephens waterway - a favourite for lovers of watersports. Just 2 hours north of Sydney (M1 Warringah) or 50 Mins from Newcastle it is close enough to escape to every weekend; or to commute to and fro for those living here and working in the city.

Newcastle Airport - 42 km (approx 35 mins)  
 Raymond Terrace - 38 km (approx 25 mins)  
 Medowie - 25 km (approx 34 mins)  
 Tea Gardens / Hawks Nest - 18 km (approx 20 mins)  
 Karuah - 11 km (approx 8 mins)

**Listed By**

Bryan Stevenson

Phone: (02) 4997 2554

Bryan Stevenson

Phone: (02) 4997 2554

