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Welcome

Thank you for your interest in 28/1 Trafalgar Street, Nelson Bay

At First National Port Stephens, we strive to make the process of buying and selling property as simple and as straight-forward as possible.

Below you will find the following information relating to the property -

Property details

A bit about our agency

Property documents including contract, rental appraisals etc.

For Sale - Price Guide \$310,000

Please see the comparable sales in the hopes to assist in determining where the property sits in the current market. Please see below a list of properties that have sold and compare due to location and size -

Comparable Sales -

21/1 Trafalgar Street, Nelson Bay – 2 bed, 1 bath, 1 car
SOLD May 2022 \$255,500

This property was in the same complex and was in a similar condition.

37/1 Trafalgar Street, Nelson Bay – 1 bed, 1 bath, 1 car
SOLD November 2023 \$280,000

This property was in the same complex but had one less bedroom. This unit had been completely renovated throughout.

19/1 Trafalgar Street, Nelson Bay – 2 bed, 1 bath, 1 car
SOLD March 2023 \$290,000

This property was in the same complex and was in a similar condition.

Where exactly this property sits in comparison to the above property will be determined by the buyers throughout the campaign.

Please know, you can always call our friendly sales team for further information on where the feedback sits as far as offers received etc.

Have a fantastic day!



Tracy Blodale
Licensed Real Estate Agent
First National Port Stephens

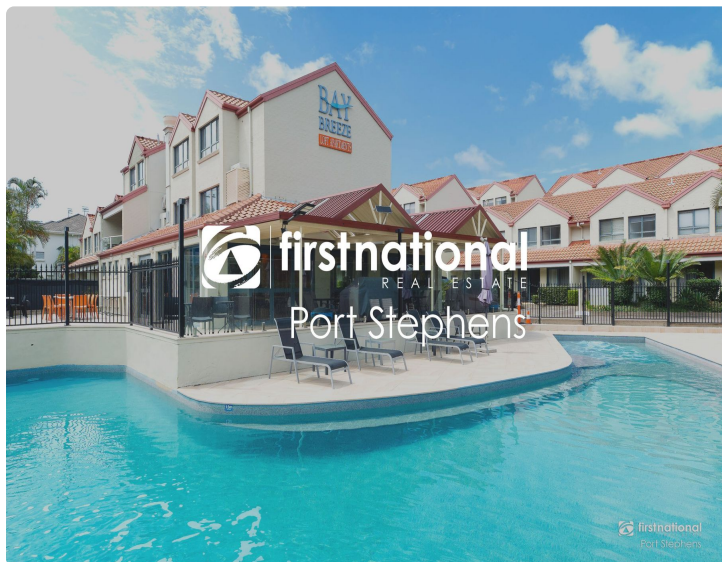
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The Property



28/1 Trafalgar Street, Nelson Bay

**THE PERFECT HOLIDAY APARTMENT!
IDEAL INVESTMENT!**

PRICE GUIDE

2 1 1 - **\$310,000**

Air Conditioning

Split System Air Conditioni
ng

Reverse Cycle Air Condition
ing

In Ground Pool

Inside Spa

Outside Spa

Split System Heating

Balcony

1 Open Spaces

Built In Robes

Discover the epitome of coastal living within the Bay Breeze holiday apartments. This convenient retreat, just an approx. 250 meters from the beach, offers two very generously sized bedrooms with split system air conditioners in both rooms allowing you to stay cool in the summers and warm in the winters. The self-contained apartment comes fully furnished and showcases an open plan kitchen which seamlessly transitions through to the living, dining areas and then out to the balcony. The property also features a full-sized bathroom with a combined SPA bathtub and shower along with a separate powder room. One onsite parking space and a heated swimming pool with spa and swim jets and a separate spa for you to enjoy.

Enjoying the best of both worlds, you have the flexibility to book out time you need to enjoy the property for yourself or allow the property management team to take care of the rest of the bookings for you.

This stunning getaway promises an unforgettable experience surrounded by pristine beaches, captivating landscapes, and a wealth of leisure options. Beyond the comforts of your holiday haven, Nelson Bay beckons with vibrant local markets, dolphin-watching cruises, and scenic trails in Tomaree National Park.

****Please note, The Bay Breeze apartments are strictly holiday accommodation only. You can holiday, in the property for 42 days per interval and up to 150 days in the year.**

Contact Tracy Blodale on 0439 108 009 or Lucy Robson on 0481 236 183 to secure your private viewing.

All information contained herein is gathered from sources we deem reliable. However, First National Port Stephens cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without a price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. First National Port Stephens does not warrant, represent or guarantee the accuracy, adequacy, or completeness of the information. First National Port Stephens accepts no liability for any loss or damage (whether caused by negligence or not) resulting from reliance on this information, and interested parties should make their own investigations before purchasing. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing. View our privacy policy here - <https://fnportstephens.com.au/privacy-policy>.

Location

Fast Facts

It's The Little Things That Count

28/1 Trafalgar Street, Nelson Bay

Property type - Unit

Strata rates - Approx. \$2,038.52 pq

Council rates - Approx. \$268.54 pq

Construction - Brick & Tile

Parking - One Car Space

Pool - Yes, Common

Hot Water System - Electric

Kitchen Appliances - Electric Stovetop and Dishwasher

Location - Walking distance to Fly Point Beach, Nelson Bay CBD, The RSL and amenities.

Settlement period - days as per contract

Zoning - Contact Agent

Documents, Links and Resources

[Contract of Sale](#)

[AGM Minutes](#)

[Breakdown of Management Costs Jun 20 - Jun 21](#)

[Income Statement Jun 2020 - Jun 2021](#)

[Income Statement Jun 2021 - Jun 2022](#)

[Income Statement Jun 2022 - Jun 2023](#)

[Calculators](#)

[What is my home worth?](#)

Contact the Agent



TRACY BLOSDALE

LICENSED REAL ESTATE AGENT

0439 108 009

tracyb@fnportstephens.com.au

About Tracy

Tracy believes that your home is your sanctuary, and should be treated as such. Whether you're buying your first home or seeking that dream retirement residence, the experience should be nothing less than seamless which she tries hard to implement. Tracy understands that your home is more than just a place to live — it's where you make long-lasting memories and what a beautiful place to do that in Port Stephens.

Tracy began her Real Estate career in 2014 and her background is in marketing, sales and customer service. She is a proactive, passionate real estate agent that has down to earth, honest qualities, coupled with a tenacity to get the very best price from the market for her sellers and she loves to play match maker for buyers finding them their perfect home.

Our Agency

At First National Real Estate Port Stephens, real estate is not just about bricks and mortar. It's a people business and our passionate, energetic team is dedicated to helping you achieve your objectives.

Our philosophy is simple. We don't categorise people as renters, buyers or vendors; simply customers. No matter what stage of life brings you to our agency, we'll treat you with equality and dignity.

By listening to your needs, being consultative and putting your interests first, our hard work and creative thinking assures success.

And, to assure the best customer experience, we're committed to continuous professional development and the latest technology. Ask how we can help you today.



We put you first.

LOOKING TO INVEST?

Our Property Management Services

Purchasing an investment property?

Property represents a secure, long-term form of wealth creation. As such, Australians are famous for using property investment as a way to secure their future.

Our experienced Property Management team at First National are here to help every step of the way. Whether you are an experienced investor or looking to start a portfolio, no matter which agent you are purchasing from we can guide you in the right direction. Our property managers are not only experienced, but they are backed by efficient maintenance systems, thorough legislative training, and a team structure that maximises the customer experience.

We don't just collect the rent; we look for opportunities to improve your property, your yield and tax efficiency.

We offer complementary rental appraisals for any listing you wish as well as a free Property Management Guide. If there is a property listed for sale with another agent and you would like a second opinion around rental value, simply contact our team.

Call our Property Management team and ask for Rachel (02) 4039 8508 to discuss how we can help.

[Looking to Invest?](#)