

"NAVALAS"

FOR SALE

A Lifestyle and Business Opportunity

Large B&B or Mini-Resort

The Property

The land combines three large allotments - in total, an area of just over an acre.

The building is constructed in face brickwork with dark tiled roof and concrete floors.

Access from Navala Avenue is via a concrete driveway with a wide apron fronting the double panel-lift garage door.

To take full advantage of the views and privacy available to it, the property is terraced utilizing extensive rock retaining walls to create specific areas for access, living, recreation and landscaping.

There is an opportunity to build another residence or duplex on the property, subject to Council approval.

The Building

The building comprises three levels. In all, the internal floor areas comprise of some 830 square metres, or 89 squares.

The lower includes the four-car garage, large and small storage rooms and a WC.

The entry level features an expansive covered balcony, entry foyer, two super-large guest rooms, one with en-suite, and the gymnasium with indoor spa, authentic sauna, shower room and separate en-suite.



On this same level, with separate access, is the laundry and ironing room, together with more storage rooms - all opening onto the smaller private yard on the southern side of the building. The main living areas are located on the upper level, in the centre of which is located a fabulous tiled courtyard over-looking the landscaped gardens through to the waterways of Port Stephens and the Myall Lakes.

Within the western wing is the lounge room with open fireplace, a formal dining room, breakfast room and the sports room and bar adjoining another large open tiled deck, again with those expansive northerly water views.

Three bedrooms, all with built-ins, a large bathroom with separate WC, a library retreat, and kitchen with walk-in pantry are located in the centre of the building.



Along the eastern side, the owners/managers rooms have both a private internal access and direct connection to the central courtyard. The bedroom is large by any standards and has an en-suite with walk-through robes and a private retreat room looking through to the tennis court.

Accommodation

When operating as a B&B/mini-resort, *Navalas* had eight queen-size beds in various room configurations.

On the upper level, sleeping accommodation comprised of three separate bedrooms and the owners facilities - all with queen beds and built-ins.

The entry level comprised two very large rooms, each with two queen beds - The main room with an en-suite and the other utilizing the gym room facilities.

A redesign could easily divide these larger rooms into separate sleeping accommodation if required.

Recreational Facilities



The centre-piece of the landscaped garden area is a large salt-water pool. It features a wide 'beach-like' walk-in area, a wading cove with under-water seating, a ramp access and ranges to a maximum of 2 metres depth.

The pool surrounds are ideal for picnics, BBQ's or just lazing around in the sun. Further more they are totally private!

The tennis court is constructed to competition standards, with grass fabric consolidated with fine kiln-dried sand. It is fully fenced, well drained and requires very little maintenance. Indoor activities are well catered for. The 'sports room' features a full size snooker table, darts area, bar and en-suite facilities.

It also opens up onto a large open patio with spectacular views over Port Stephens, the Myall Lakes and the distant mountain ranges.

The gymnasium has a six/eight person spa, exercise equipment, a walk-in Swedish sauna and a separate WC and shower room.

Local Area Attractions

It is not without good reason that the Port Stephens area is known as the *"Blue Water Paradise"*. It is an area of breathtaking natural beauty, and provides its visitors with a vast array of water and land activities, shops, clubs and good restaurants.

Port Stephens is approximately 2.5 hours drive north of Sydney along the F3 highway. The area is well serviced by private coach services. Williamtown Airport now hosts a great range of airlines such as Virgin Blue, Jetstar, Aeropelican, Brindabella and Qantaslink which provides daily connections from Sydney, Melbourne, Canberra, Brisbane and the Gold Coast.



The diversity of this Hunter Regional area is amazing. Whether it is an adrenalin adventure or simply a relaxing escape from the city rush, there is something for everyone:

Swim, surf or relax at one of 26 golden sandy beaches, snorkel or dive in pristine waters, walk through beautiful Tomaree National Park; try boom netting with dolphins, parasailing, horse riding, jet skis, kayaking, tobogganing, fishing; or settle back at a local winery, dine at a waterfront cafe or restaurant, have a round of golf, or picnic at the waters edge.

\$1.95m

Call Jim or Twiggy on 0412 047 735 for details or inspection