

# 10 Viscount Close, Shelly Beach, NSW 2261



## House For Sale

Thursday, 28 March 2024

10 Viscount Close, Shelly Beach, NSW 2261

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 569 m2

Type: House



Peter Moran  
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## Guide \$1,300,000 - Auction 8/5/2024

Lovingly cared for over the years, this original one-owner, family-size home, sits in a highly desirable location just a moment's walk to the beach and golf club. Peacefully tucked away in a quiet cul de sac location, the home maximises its setting capturing a perfect northerly aspect with a serene outlook overlooking a lush reserve at the rear. Internally, the home delivers generous space in all the right places. Featuring a spacious formal living area plus an ideal home office space with glass doors and windows allowing natural light and air to inspire you. The large galley kitchen offers an array of cupboard and bench space, appealing for those who love to entertain, as well as a good-sized walk-in pantry handy for storing all those extra kitchen appliances. The main highlight of the home is the free-flowing dining and family room, which maximises the sun-drenched north-facing aspect perfect for curling up on the couch during those looming winter days. All four bedrooms are large enough to accommodate queen size beds, the main featuring a pleasant outlook, and ensuite. Stepping outside you have options to laze around and soak up the sun and sea air, and alfresco dine under the rear-covered pergola while admiring the lush outlook at the rear. The level rear yard is a blank canvas to allow you to create your own garden space, or potentially put in a pool (subject to Council approval), with the bonus of a drive-through garage (rear roller door remote), great for storing a small boat or box trailer at the rear. Reverse cycle air conditioning, motorised shutters on all bedroom windows for those who desire to block out noise and privacy during nocturnal hours, and the privacy of no rear neighbours. Only a ten-minute walk to Shelly Beach and the golf club, bowling club, shopping centre, sporting fields, and school. When location matters and potential beckons, you don't want to miss an opportunity like this.

**AUCTION - Wednesday 8th May 2024 at 6:00pm**  
**Bidders Registration from 5.30pm**  
**Venue: Ray White Long Jetty Office - 1/393 The Entrance Road, Long Jetty**

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