

# 103 The Promontory Drive, Shell Cove, NSW 2529



## House For Sale

Thursday, 9 November 2023

103 The Promontory Drive, Shell Cove, NSW 2529

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 237 m2**

**Type: House**



Michelle Mannex

**\$1,600,000 - \$1,695,000**

Perfectly positioned only a few streets from the vibrant Waterfront Marina in Shell Cove, this contemporary new Torrens title townhome provides an enviable lifestyle located on the water's edge. The Marina has created a beautiful location to call home with access to multiple restaurants, cafes, bars and shopping options and beautiful manicured social spaces including the stylish timber boardwalk that hugs the Marina. The opening of the Crowne Plaza Hotel in 2025 will elevate the area even further. The fresh on-trend interiors within the property are naturally soothing and provide a blank canvas to add your own touch of style and interior design to. The property would suit downsizers, small families, investors and also those looking for the flexibility of purchasing something that can act as a holiday letting for parts of the year. The large open plan kitchen, dining and living space creates an ideal connection to the larger than average alfresco area and backyard, through an oversized stackable glass door that allows in the light and enhances the sense of space. The backyard is a perfect mix of spacious undercover patio entertaining with a beautiful lush green lawn and low maintenance gardens. Additional features include; Torrens title so no strata fees and the addition a stress free new home owners build warranty, kitchen with stone benchtops, waterfall island bench and gas cooking, ducted air conditioning, LEDs throughout and pendant lighting in the kitchen, highlight windows that let in the light but also offer privacy, second living area upstairs that could function as a kids retreat, master suite with ensuite, WIR and its own large balcony where a cup of coffee in the morning or glass of wine in the evening can be enjoyed, beautiful sparkling bathrooms, BIRs in the bedrooms, water tank and easy access to the double garage via the laneway. The pristine Farm Beach and Killalea Regional Parklands are only a short drive away. This property meets a Liveability Features Appraisal in conjunction with the CSIRO, which means it has features to reduce home running costs, increase comfort and provide connection to a vibrant local community. Shell Cove is a family friendly suburb within Shellharbour and offers everything within only a short walk or drive including; The Marina, Killalea Regional Park, the Farm beach, The Links golf course, Shellharbour Village, Shell Cove Public School, Stocklands Shopping Centre and Movie Precinct. Shellharbour Junction Train Station is just down the road, Wollongong is only 22 kms away, 8 minutes to Kiama and 15 minutes to Jamberoo Action Park. The new Shellharbour Airport is nearby in Albion Park and only a 1 hour drive to the Southern suburbs of Sydney.