

**12 Viscount Close, Shelly Beach, NSW 2261**



**House For Sale**

Wednesday, 27 March 2024

12 Viscount Close, Shelly Beach, NSW 2261

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 583 m2**

**Type: House**



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## Contact Agent

Nestled in a highly sought after cul-de sac street, this stunning home offers a coveted lifestyle located approximately 1km to the beautiful sandy shores of Shelly Beach, surf club and café, and less to Shelly Beach golf course. Bathed in sunlight and coastal breezes, and freshly renovated with quality high-end finishes throughout, and a superb versatile floor plan to comfortably caters those that desire some extra space or growing families.- Multiple spacious living areas including large lounge and dining rooms and tranquil adjoining atrium, providing excellent sun and sea breezes throughout - Stunning luxury kitchen with impressive porcelain benchtop, excellent storage, quality appliances with gas cooking, and a well-designed servery for relaxed indoor/outdoor living - Three good sized bedrooms, master with luxury ensuite - Large fourth bedroom/rumpus room providing a versatility for families or work from home space- Luxury finishes and fixtures throughout, which include reverse cycle air conditioning, plantation shutters and 24 solar panels (5kw system) - Private outdoor entertaining and sun drenched oasis, with beautiful easy care gardens, and an outdoor spa, the ideal spot to relax and unwind- Double garage plus a handy additional separate garage at the rear of the block, great for workshop, additional storage or parking - Highly sought lifestyle location approximately; 1km walk to Shelly Beach, surf club and café, Shelly Beach golf course, Bateau Bay Square shopping and schools- An impressive home of immense quality, and lifestyle

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