

**12 William Street, Shellharbour, NSW 2529**



**House For Sale**

Wednesday, 5 June 2024

**12 William Street, Shellharbour, NSW 2529**

**Bedrooms: 3**

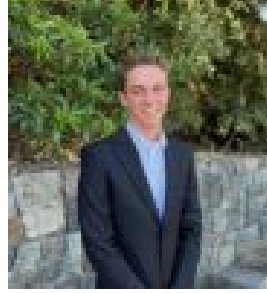
**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Ashley John Hatch  
0242965233



Thomas Bitz  
0448422355

## **Auction - Unless sold prior**

Iconic Shellharbour Village Living! Do not miss this unique opportunity to acquire a rare piece of paradise and be positioned in the highly desirable and sought after pocket of Shellharbour Village. This property is positioned in a quiet and peaceful neighbourhood, boasting a south facing aspect. Located within walking distance to Shellharbour Primary School and Stella Maris Catholic Primary School, public transport, foreshore parks, medical and entertainment facilities as well as a plethora of shops/cafes. This home will provide a lifestyle of tranquility and relaxation as well as a myriad of outdoor recreation activities. Ideal for families that are seeking a relaxed lifestyle as well as adventure with swimming and fishing facilities at your doorstep. This property will appeal to a myriad of buyers, whether you are looking for a savvy investment or development opportunity (STCA), downsizing from a larger residence, upgrading from an apartment or retirees seeking the ultimate coastal escape. Property features include;- Land area of 683 sqm (approx) with R3 Zoning- Functional layout containing 3 bedrooms- 1 bathroom and single garage- Large, level backyard- A short drive to the world class Shell Cove Marina precinct and Shellharbour Stockland Shopping Centre- Highly sought after location in the family orientated streets of Shellharbour Village