

124a Grandview Street, Shelly Beach, NSW 2261



Sold Duplex/Semi-detached

Monday, 11 September 2023

124a Grandview Street, Shelly Beach, NSW 2261

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: Duplex/Semi-detached



Paul Witney



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\$1,900,000

Fusing style and sustainability, this light-filled duplex blends architectural excellence with passive eco-friendly principles. Backing onto the 12th fairway of Shelly Beach Golf Course and approximately 400m from the sand and surf, it's truly a rare and remarkable property. Expertly designed for eco-friendly comfort and optimal energy efficiency, you'll be kept naturally warm in winter and cool in summer all while enjoying the sleek kitchen, multiple living zones, three generously-sized bedrooms, three full bathrooms, and a powder room. Additionally, look forward to year-round entertaining and relaxation in the alfresco area, with this oasis complete with an outdoor kitchen, Remote Ziptrak blinds, fans and strip heaters. Direct access from the easy-care backyard right onto the course caters to every golf enthusiast's dream, with beach lovers sure to appreciate the close proximity to the breaking ocean waves. Plus, leave the car at home and stroll to nearby Bateau Bay Square for all your shopping essentials or savour dinner with a dream view of the stunning coastal scenery at Shelly Beach golf club. Ready to live the dream or secure a lock and leave lifestyle that's low on maintenance and high on style and sustainability? Don't miss this one-of-a-kind opportunity - arrange an inspection today. - Rare and remarkable duplex, architecturally designed to embrace passive eco-friendly principles- Backs onto the 12th fairway of Shelly Beach Golf Course and approximately 400m from the sand and surf- As new and carefully curated to be low on maintenance and high on style and sustainability- Double brick and double glazed with superior insulation to ceilings, walls and even between floors- Exceptionally energy efficient, with DC ceiling fans, LED lighting, 6.6kW solar system and solar powered Redilight system to naturally brighten interiors- Naturally cooled via louvre windows and triple opening skylights - Kitchen with gas cooking, pyrolytic oven, walk-in pantry and Calcutta stone Waterfall island bench & throughout laundry - Spacious living and dining zone opens to the alfresco area via stackable sliding doors- Media room that can easily convert to a bedroom plus additional sitting room upstairs- Three generously-sized bedrooms, three full bathrooms and a powder room- Alfresco area with outdoor kitchen, Ziptrak blinds, Big overhead fans and strip heaters for year round enjoyment - Backyard with Australian-made synthetic turf and fully equipped golf cart shed, opens onto the golf course - Laundry with chute, plus abundant storage and ducted air-conditioning throughout- Walking distance to Bateau Bay Square, Our Lady of the Rosary Primary School, Bateau Bay Bowling ClubDisclaimer: All information contained herein is gathered from sources we consider to be reliable, however we cannot guarantee or give any warranty about the information provided. All images, border/s, property boundaries and floor plans are indicative of the property and for illustrative purposes only. Any development potential stated herein is suggestive only and may be subject to relevant approvals, as such it is not to be relied upon. All distances and measurements are approximate. Interested parties must solely rely on their own enquiries.