

157 Harbour Boulevard, Shell Cove, NSW 2529



House For Sale

Wednesday, 7 February 2024

157 Harbour Boulevard, Shell Cove, NSW 2529

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 225 m2

Type: House



Michelle Mannex

\$1,250,000 - \$1,325,000

Architecturally designed and built only six years ago, this chic contemporary home is situated in the enviable Marina precinct, surrounded by an array of bars, cafes, specialty shopping, landscaped gardens and social spaces. The stylish 270 berth Marina provides a backdrop of serene waterside living for those lucky enough to call it home. The entrance to the pristine Killalea Regional Parklands and the beautiful beach at The Farm are only a few minutes away. The interiors of the property are modern, inviting light filled spaces using crisp neutral tones and highlighted with chic black accent fixtures and trims. The open plan living, dining and kitchen zone rests on a lower split level at the rear of the property, showcasing high ceilings and benefiting from an almost north facing orientation bringing in lovely light all day, through an expansive wall of windows and sliding stacker glass doors. The outdoor alfresco space features a great undercover entertaining area with ceiling fan and a grassed green lawn space and gardens. The upper level has a second living room which is a great spot for the teenagers to retreat to and features a large balcony that extends from the master bedroom. Additional features include; Extra light on the western side of the home due to no adjoining wall, rainwater tank, ducted reverse cycle air conditioning, fully fenced backyard, BIRs in two of the bedrooms and WIR and sparkling ensuite in the master bedroom, gas cooktop, LED and pendant lighting, blinds, retractable clothesline and double lock up garage with easy access into the backyard. 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, Stockland's 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.