

**18a Falcon Street, Shellharbour City Centre, NSW
2529**

Innovate
property
group

Duplex/Semi-detached For Sale

Monday, 9 October 2023

18a Falcon Street, Shellharbour City Centre, NSW 2529

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 2136 m2

Type:

Duplex/Semi-detached



Mark Spinelli

From \$995,000

Elevate your lifestyle with a brand new luxe townhome at "The Amalfi". This boutique development dazzles with premium finishes and breathtaking Lake Illawarra views. Sprawled across a unique split-level floorplan, engineered timber floors in the open plan kitchen, living and dining area create a welcoming ambience, while skylights illuminate this social hub in natural light. A modern kitchen featuring a statement curved stone island bench and butler's pantry anchors this heart of the home, with its signature style continuing across the three bedrooms and two contemporary bathrooms, plus powder room. Each bedroom gazes out over idyllic lake vistas, as does the alfresco balcony. Designed to seamlessly integrate with the indoors, it's an exceptional oasis to entertain or simply savour the stunning Lake Illawarra views. Additionally, "The Amalfi" offers double-storey townhomes with 4 bedrooms (or 3 bedrooms plus a media room), 3 bathrooms and premium finishes. Two townhomes include NDIS Certification and with rental potential of \$76,000+ pa, these represent a pathway to financial prosperity. Centrally located, leave the car at home and stroll to supermarkets, specialty stores, cafes, restaurants and even Stockland Shellharbour. Beautiful beaches beckon in 4.5km and if you need the Wollongong CBD, it's approx. 20km away. Whether you're a local buyer looking for a luxury home with lake views, investors eager to capitalise on strong rental returns or a Sydney buyer looking to relocate or secure a stunning weekender/holiday haven, there's no comparison to "The Amalfi". Don't delay, arrange your inspection today.

Property Specifications:- Brand new luxe townhome, illuminated in natural light and elevated to capture stunning lake views- Showstopping and spacious townhomes in boutique development, "The Amalfi"- Split level floorplan enriched with premium quality finishes- Engineered timber floors in living areas and carpet in bedrooms- Modern kitchen with statement curved stone island bench, Fisher & Paykel appliances and butler's pantry- Open plan kitchen, living and dining zone with skylights and seamless connection to alfresco balcony- Three bedrooms with built-in robes, capitalising on enviable lake views- Two contemporary bathrooms, including a sleek ensuite to the master bedroom, plus powder room- Exceptional alfresco entertaining balcony, overlooking Lake Illawarra- Development also includes double-storey townhomes featuring 4 bed or 3 bed + media room and 3 bath, with tiled living areas and timber floors in bedrooms- Secure double lock up garage- 6.6kw Solar Electricity System- 500m walk from supermarkets and specialty stores- 800m walk to entertainment precinct with cafes, restaurants and cinema- 950m walk to Stockland Shellharbour- 4.5km to Warilla Beach, 5km to Shellharbour North Beach (approx.)- 20km to Wollongong and 100km to Sydney Airport (approx.)- Two townhomes with NDIS Certification, rental potential of \$76,000+ pa- Estimated completion approx. November 2023