

**2/55 Addison Street, Shellharbour, NSW 2529**

LAND  
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**Sold Townhouse**

Saturday, 4 May 2024

2/55 Addison Street, Shellharbour, NSW 2529

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: Townhouse**



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**\$1,050,000**

FIELDING ALL INTEREST WITH A PRICE GUIDE OF \$980,000 Auction dates to be released IF NOT SOLD PRIOR

Escape to your very own beachside Oasis in this charming oversized 3-bedroom townhouse. Nestled in the heart of Shellharbour Village the property offers the perfect blend of convenience, comfort, and South Coast lifestyle. The home is set in a quiet exclusive complex within walking distance to local beaches, cafes and restaurants. With such proximity to all the charms of the village life as well as privacy and ample space the property is one not to be missed. From the moment you enter you will be amazed by the open plan lower level, boasting hardwood floors, plantation shutters, a large living and dining area and reverse cycle air conditioning. The curved breakfast bar leads into a substantial kitchen space equipped with near new Westinghouse appliances and a charming coastal theme. There is plenty of storage space and a generously sized pantry. An inspection will reveal:

- Hardwood floors
- Open plan living and dining
- Plantation shutters
- Dimming down lights
- Air conditioning
- Gas outlets and cooktop
- Westinghouse appliances
- Alfresco with built in pergola & sky lights

Upstairs you will love the three generously sized bedrooms and plush soft touch carpet. The main bedroom boasts a reverse cycle air conditioning unit and a newly renovated ensuite with a stunning rainfall shower head and designer fixtures.

- 3 x well-appointed bedrooms
- Thick soft touch wool carpet
- Plantation shutters throughout
- Large main bathroom with bath and ensuite off main
- Double sized 4 door built-in robes in all bedrooms
- Natural light filled home

Step outside to your very own private oasis, where a beautiful alfresco area awaits for your enjoyment. Surrounded by lush greenery with manicured garden beds and hedges, this outdoor space is perfect for enjoying a spot of sunshine, hosting barbecues, or simply unwinding with a good book. For added convenience, a double car garage with a workshop area provides ample storage and workspace for hobbies or projects.

- Merbau custom deck with inbuilt seating
- Undercover pergola area with 2 x large sky lights
- Established low maintenance gardens and hedges
- Gas outlets
- Artificial grassed side courtyard perfect for small pets
- Double car garage
- Work shop and storage area

With its desirable location proximate to the Shell Cove Marina, beaches, cafes, shops and restaurants, as well as the potential for high Airbnb income, this townhouse presents an exceptional opportunity for coastal living and investment alike. Don't miss your chance to make the village your home and experience the ultimate South coast lifestyle. Whether you're seeking a permanent seaside residence, a holiday getaway, or a savvy investment opportunity, this property ticks all the boxes. Contact us today to schedule a viewing and embark on your coastal dream!

Council rates: \$1,900.20 p/a  
Sydney Water rates: \$150.99p/q