

**2 Rani Avenue, Shell Cove, NSW 2529**



**House For Sale**

Monday, 15 April 2024

2 Rani Avenue, Shell Cove, NSW 2529

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Area: 602 m2**

**Type: House**



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## **Price Guide \$1,475,000**

Enter into this elegant and expansive 310 square meter family residence, ideally situated within walking distance and boasting captivating views of the Shell Cove marina, ensuring year-round tranquility from your personal balcony. Marvel at the refined craftsmanship of this thoughtfully designed abode, suffused with natural light and a sense of calm and seclusion that evokes a resort-like ambiance. This contemporary home showcases a sophisticated chef's kitchen as its focal point, equipped with top-of-the-line appliances and an intelligently arranged layout, serving as the heart of the household. Featuring multiple spacious formal and informal living areas spread across various levels, tailored to accommodate the entire family, many of which seamlessly transition to the alfresco zones where you can revel in the allure of the inground solar-heated swimming pool. Step outside to discover a generous covered entertainment area and a family-oriented backyard, basking in northern exposure, offering a private retreat for year-round enjoyment. Boasting five ample bedrooms, including a master suite with an ensuite bathroom and four with walk-in wardrobes, one conveniently located downstairs ideal for an office or guest accommodation, supplemented by two full bathrooms and two powder rooms. Enhanced by abundant storage solutions, an oversized triple lock-up garage, zoned ducted air conditioning, integrated surround sound system in living areas, solar panels, and ample space for family expansion, all situated on an 602sqm approx. corner plot. This epitomizes luxury living at its finest, mere steps away from the world-class marina and dining precinct, local beaches, schools, parks, and just 1.5 hours from Sydney CBD. Contact Amanda Bonnici on 0457 088 911 to arrange a viewing and experience the allure firsthand - you won't be disappointed!