

**219/24 College Avenue, Shellharbour City Centre,
NSW 2529**

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REAL ESTATE

Apartment For Sale

Tuesday, 7 May 2024

219/24 College Avenue, Shellharbour City Centre, NSW 2529

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 78 m2

Type: Apartment



John Jovanovski
0404229354

Guide \$710,000

Enjoy the convenience of inner city living or take advantage of a secure property investment in the Elevation 77 Apartments. This modern 2 bedroom near new apartment combines style and functionality with open plan living, space, gourmet kitchen and quality inclusions throughout. Ideally positioned in the city centre, with balcony access from living room allowing an abundance of natural light, resulting in a comfortable and pleasant ambience, with ducted air conditioning, your year-round comfort is assured. Secure your car and storage items safely in the basement and enjoy carefree arrangement, while jet-setting or taking the weekend getaway, all while knowing you are just across the road from fantastic shopping, restaurants and entertainment. Being just minutes away from schools transport and the fabulous beaches of Shellharbour and the newly opened Shellcove Marina, This stunning apartment is absolutely ideal for the first home buyer, downsizer or astute investor! Enjoy easy access to Stockland Shellharbour's retail and dining hub, making it more than just a home - a lifestyle. Key highlights include:

- Stylish 2-bedroom apartment close to the ocean and local parks.
- Modern gas-equipped kitchen featuring high-end Quilty appliances
- Open-plan living/dining area extending to a covered balcony for outdoor dining
- Spacious bedrooms, master bedroom with ensuite
- Split-system air conditioners in bedrooms and living area
- Well-appointed bathroom, in-unit laundry, ample storage, and secure car space
- Solid rental potential; walking distance to daily essentials, medical facilities, and transportation.