

22 Marquis Close, Shelly Beach, NSW 2261



House For Sale

Sunday, 26 May 2024

22 Marquis Close, Shelly Beach, NSW 2261

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 594 m2

Type: House



Tim Bembridge
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Craig Fisher
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Auction - Contact Agent

Nestled in one of Shelly Beach's most coveted enclaves, this delightful home offers versatile single-level living and an invitation to embrace the beauty of everyday life. Upon entering, you're greeted by a welcoming floor plan adorned with intricate finishes, setting the tone for a cosy and inviting atmosphere. Natural light brightens the four bedrooms + office, each providing its private sanctuary, with one granting access to the sun-kissed backyard. Orchestrating an environment that promises maximum enjoyment and minimal hassle, the floor plan is expansive and fluid yet provides a superb collection of quiet areas and nooks to relax away from family and guests. Showcasing multiple inspired living and dining domains, these light & bright spaces cater to every occasion and mood, each offering its own unique ambience. Generous accommodation in each bedrooms fitted with built-in robes, continues to the master suite with its own walk-through robe to the ensuite. Showcasing and complemented by a functional kitchen and top-of-the line appliances, including a Miele oven & cooktop, and Bosch dishwasher

Property Features:- Four bedroom + office, single-level brick and tile home positioned in one of the most sought-after suburbs- Versatile floor plan, functional and open plan living- Bathed in natural light, complemented by warmth and convenience- Seamless flow inside and out suited for large family gatherings and entertaining- Private tropical lush gardens surrounding the home

Prime Location:- 1km level walk to the pristine Shelly Beach- 900m walk to Shelly Beach Golf Course- 75km drive to Sydney- Easy access to scenic coastal walks, dining and entertainment

PARTICULARS: Council Rates: \$2,218 approx. per annum Water Rates: \$865 approx. per annum E & OE.

Please note that all information herein is gathered from sources we believe to be reliable; however, we cannot guarantee its accuracy, and interested parties should rely on their own enquiries.