

220/1 Evelyn Court, Shellharbour City Centre, NSW



2529

Unit For Sale

Tuesday, 13 February 2024

220/1 Evelyn Court, Shellharbour City Centre, NSW 2529

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Unit



Diana Di Fazio

0404119690

\$710,000 - \$780,000

Charming 2 bedroom 2 bathroom quality built, ultra-modern apartment provides an ideal first investment, or downsizing opportunity set in the heart of Shellharbour City Centre and moments away from Shell Cove Marina, This near new apartment is within walking distance to Stockland Shellharbour, transport, and abundance of shops cafes. Located on level 2, which features a cozy layout of open plan living with heaps of natural light flowing through, boasts a balcony with stunning courtyard views and includes 2 parking spaces. This apartment offers a modern polyurethane kitchen, featuring stone benchtops, stainless steel appliances, a gas cooktop and Air Conditioning. It offers a separate laundry and secure intercom access from street level with lift access on each floor. Leave the car at home and walk to endless restaurants, cafes, retail shopping, gyms, parks and libraries that the vicinity has to offer. The 2 x car spaces are located in the secure underground & lock-up cage. This is a nearby new apartment right in the heart of Shellharbour City Centre. With Stocklands, eateries, taverns and more, literally at your doorstep. Located in a secure building with a fantastic common area to enjoy that offers seating and BBQ facilities. This property is ideal for the busy couple/family with all the luxuries and no external maintenance required. Located in an ideal location, this is luxury living at its finest. Perfect investment with a rental return of \$570 per week. For more information: Strata: \$989.90 per quarter Council Rates Approx: \$339.00 per quarter Rental Return of \$570.00 per week Contact Agent: Diana Di Fazio M: 0404119690 Property Features: • 2 Good-sized bedrooms • Main with Ensuite • BIW's to all bedrooms • Kitchen with Caesarstone benchtops + stainless steel appliances • Internal laundry with dryer • 2 car garaging & Lock cage storage • Lifts to upper levels • Generous balcony with sweeping views • Stylish bathroom with quality finishes • Modern European kitchen, appliances, gas cooking and a microwave • Secure building • Manicured gardens & bbq area • Separate communal rooftop entertaining area