

**26A Cowries Avenue, Shell Cove, NSW 2529**

**Sold Duplex/Semi-detached**

Tuesday, 5 March 2024

26A Cowries Avenue, Shell Cove, NSW 2529

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Duplex/Semi-detached**



Rachel Hutchinson  
0401850581



Matt Hutchinson  
0242955033

**\$1,060,000**

Step into a world of modern charm where convenience meets comfort in a tranquil setting. This three-bedroom duplex is located in a highly desired pocket of Shell Cove, only 300m from the Marina's edge and a walking distance to everything that this luxurious suburb's lifestyle offers. You'll appreciate the seamless indoor-outdoor flow of multiple entertainment spaces, including a private undercover alfresco space overlooking a landscaped garden area and a full-length balcony offering the perfect spot to relax and unwind while soaking up the coastal ambiance. Designed for easy living, this property boasts a comfortable and low-maintenance layout, ensuring effortless enjoyment without the hassle of constant upkeep.

**Property Features-**

- Open plan living and dining space opening onto the full-length alfresco area.
- Low maintenance backyard featuring synthetic turf.
- Large master bedroom with WIR and ensuite.
- Two other well-sized bedrooms opening onto the upper-level balcony space.
- Light filled master bathroom with in-built bath and shower.
- Ducted air-conditioning and LED downlights throughout.
- Automatic single garage with internal entry.
- Lower-level powder room and laundry space.
- Handy storage solutions across both levels.

**Disclaimer:** "The above information has been furnished to us by a third party. We have not verified whether or not the information is accurate and do not have any belief one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate"