

3/7 Marquis Close, Shelly Beach, NSW 2261



House For Sale

Wednesday, 14 February 2024

3/7 Marquis Close, Shelly Beach, NSW 2261

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 181 m2

Type: House



Peter Moran

Guide \$850,000

This free-standing townhouse is so conveniently located close to some of the Coast's best attractions, with minimal upkeep leaving you more time to enjoy your leisure outings. Within a five-ten minute walk from your door, you can play a round of golf at the picturesque Shelly Beach golf club, socialise with friends playing lawn bowls at the renowned Bateau Bay Bowling Club, surf, swim or fish along stunning Shelly Beach, explore National Park walking trails, let your dog run free along the nearby off-leash beach area, and enjoy a marvellous array of cafes, restaurants, and shops. The property features open plan living with a spacious rear sunroom creating a second lounge area option or ideal hobby room, upstairs sitting room flowing out to a Juliette balcony that will appeal to those needing space to work from home and be able to enjoy the fresh seaside ambience, second shower and toilet in laundry, garden shed, plus concreted courtyard so no lawns to maintain. Only three properties in the complex, self-managed strata meaning minimal strata fees of just \$430 per quarter. Located in a highly sought-after neighbourhood, where properties of this nature, rarely come to market, being such a whisper-quiet location yet so handy to everything. Don't let this rare opportunity pass you by. **DISCLAIMER:** This advertisement contains information provided by third parties. While all care is taken to ensure otherwise, Ray White Long Jetty does not make any representation as to the accuracy of the information contained in the advertisement, does not accept any responsibility or liability and recommends that any client make their own investigations and enquiries. All images are indicative of the property only.