

**69a Oaks Avenue, Shelly Beach, NSW 2261**



**Villa For Sale**

Saturday, 27 April 2024

69a Oaks Avenue, Shelly Beach, NSW 2261

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 483 m2**

**Type: Villa**



Scott Falconer  
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**\$1,390,000**

Step into the pinnacle of contemporary living with this meticulously crafted home, architecturally designed to offer the utmost comfort and convenience. Immerse yourself in a haven of luminous interiors and modern aesthetics, where indoor-outdoor living seamlessly intertwines beneath soaring high ceilings. Perfectly suited for downsizers or investors, this property presents an unparalleled opportunity to embrace a low maintenance coastal lifestyle just moments from beautiful beaches and Shelly Beach Golf Club. - Spaciousness and sophistication with chic modern interiors and natural light - Open plan living/dining areas, adorned with high ceilings, foster a seamless flow - Entertainers' kitchen boasts a breakfast bar, ample cabinetry, benchspace - Three well proportioned bedrooms offer mirrored built-in robes - Multiple outdoor entertaining spaces provide private and tranquil retreats - Revel in the sunny, low-maintenance yard adorned with established gardens - The main bathroom boasts a walk-in shower, laundry provides an extra w/c - This turnkey opportunity invites buyers seeking a move-in ready haven - Walking distance to Shelly Beach, Toowoona Bay, and dog-friendly North Shelly Beach - M1 and Tuggerah Train Station just 20 minutes away, effortless access to Sydney

KEY DETAILS: Council Rates \$1,934pa Water Rates \$994pa