

# 7 Ellerston Parkway, Shell Cove, NSW 2529



## Sold House

Tuesday, 15 August 2023

7 Ellerston Parkway, Shell Cove, NSW 2529

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 578 m2**

**Type: House**



Michelle Mannex

**\$1,700,000**

This incredible property captures spectacular 180 degree views of the surrounding escarpment of the Killalea Regional Parklands, The Links Golf Course and the coastline looking back toward Kiama lighthouse. These amazing views are visible from the large front balcony, living room and the spacious master suite all situated at the front of the property, where events like the NYE fireworks are enjoyed every year. The home is located in one of Shell Cove's most sought after premium streets and is incredibly private with no opposite neighbours. The Waterfront Marina is less than a 5 minute drive away and has quickly become the chic lifestyle hub of the region, offering numerous choices for dining, shopping and lovely community spaces to enjoy set against the backdrop of the waters edge and boardwalk. The floorplan provides multiple zones for entertaining and ample space for all the family to create their own areas for rest, relaxation and even work from home spaces, with the front living room being able to function as an adults lounge or teenagers retreat. The large open plan gourmet kitchen with functional waterfall stone island bench, is modern and will no doubt be the hub of the home, creating a great social space where people come together over conversation and food. The interiors are contemporary and light with neutral toned décor that will appeal to everyone. The dining area extends onto an undercover entertainers alfresco patio that looks out onto a low maintenance established garden and yard that is north facing and therefore bathed in natural sunlight all day. The architectural front facade of the home and manicured front gardens are elegant, stylish and immediately inviting. The list of additional features is extensive and includes; solar panels, ducted air conditioning, ceiling fans, LEDs, gas fireplace, plantation shutters, BIRs in two bedrooms, 40mm Caesarstone waterfall kitchen benchtop, soft close kitchen doors, skylight in the kitchen and study, Built in desk in the study nook, large master suite with expansive ensuite and generous WIR, chic bathtub in the main bathroom, TV antennas to the bedrooms and living areas, exterior roller blinds to the alfresco area, exterior weather shutters on the front balcony, built-in BBQ, small wine fridge, two sheds and double garage with extensive off street parking. This property meets a Liveability Features Appraisal in conjunction with the CSIRO, which means it has features to reduce home running costs, increase comfort and provide connection to a vibrant local community. Shell Cove is a family friendly suburb within Shellharbour and offers everything within only a short walk or drive including; The Marina, Killalea Regional Park, the Farm beach, The Links golf course, Shellharbour Village, Shell Cove Public School, Stocklands Shopping Centre and Movie Precinct. Shellharbour Junction Train Station is just down the road, Wollongong is only 22 kms away, 8 minutes to Kiama and 15 minutes to Jamberoo Action Park. The new Shellharbour Airport is nearby in Albion Park and only a 1 hour drive to the Southern suburbs of Sydney.