

# 71 Shallows Drive, Shell Cove, NSW 2529



## House For Sale

Monday, 22 January 2024

71 Shallows Drive, Shell Cove, NSW 2529

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 249 m2**

**Type: House**



Michelle Mannex

**\$1,295,000 - \$1,350,000**

Contemporary design with a focus on spacious family living and entertaining is featured in this lovely townhome, nestled in an incredible location between the vibrant Waterfront Marina and the naturally beautiful Killalea Regional Parklands. The Farm Beach and Shellharbour Village are also nearby. The oversized open plan kitchen, living and dining zone is the hub of the home and melds perfectly into the outdoor alfresco space with an undercover entertaining patio that includes; external blinds, built-in bbq kitchen, bar fridge and cooling ceiling fan. This spot extends onto the beautiful almost north facing grassed landscaped gardens and lawn. The upper level has a second living area which is ideal as a teenagers retreat and a spacious master suite with WIR and modern ensuite. The family bathroom has a separate bath and shower with the added convenience of a completely separate WC. Additional features include; stone island kitchen bench with gas cooking and sparkling appliances, ducted air conditioning, front foyer with coat storage and cupboards, mirrored BIRs to the additional bedrooms, LED and feature pendant lighting, internal laundry is well positioned next to the kitchen and has dual access into the backyard, convenient powder room downstairs, remote controlled double garage provides internal access through the laundry and extra off street parking. Easy access onto the freeway provides convenient commuting toward either Kiama or Wollongong. 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 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.