

**79 Ocean Beach Drive, Shellharbour, NSW 2529**



**House For Sale**

Saturday, 9 December 2023

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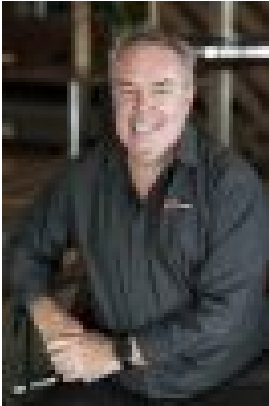
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 564 m2**

**Type: House**



Craig Hyde

0404497521

## Price Guide \$950k - \$995k

Welcome to 79 Ocean Beach Drive Shellharbour! This stunning 3-bedroom, 1-bathroom home is the perfect place to call home. With a spacious land area of 564.7 sqm, this property offers plenty of room for you and your family to enjoy. As you enter this single level property, you'll be greeted by a beautifully designed interior. The house features air conditioning, a bath, built-in robes, ducted cooling, ducted heating, Fireplace, an internal laundry, an open fireplace, and is pet friendly. The remote garage and open parking space provide ample parking for your caravan or boat, and you even can park out the back of the property going through the drive through garage. The exterior of the property is equally impressive. The fully fenced yard includes a garden, outdoor entertaining area, and a shed for additional storage. Enjoy the breathtaking city views and the north-facing aspect of the property. This eco-friendly home is equipped with ceiling insulation and solar panels, helping you save on energy costs. Broadband, gas, and pay TV services are also available. Other features of this property include a stunning rear pergola, plenty of room for a caravan or boat, and huge potential to extend the home or add a pool. The 6.6KW solar panels further enhance the eco-friendly nature of this home. Conveniently located, this property is close to amenities such as private and state schools, local shops or Stockland's Shellharbour, and public transport. The rear of the property is council owned land is magically maintained. The property has NO flooding issues and is marked accordingly on the council zoning certificate. The Price Guide for this property is Price \$950k - \$995k, making it an excellent investment opportunity. Don't miss out on the chance to own this beautiful property. Contact our listing agent Craig Hyde on 0404 497521 or email: [chyde.albionparkrail@ljhooker.com.au](mailto:chyde.albionparkrail@ljhooker.com.au) today to arrange a viewing or come to the open and see all that 79 Ocean Beach Drive Shellharbour has to offer.