

**8 Cormorant Way, Shell Cove, NSW 2529**



**Duplex/Semi-detached For Sale**

Friday, 5 April 2024

8 Cormorant Way, Shell Cove, NSW 2529

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Duplex/Semi-detached**



Shane Szakacs  
0242965233

## **Auction - Guide \$975,000**

Welcome to your dream home on the doorstep to the marina! Indulge in the epitome of coastal luxury with this stunning 3-bedroom home offering an idyllic lifestyle that combines comfort, convenience & sophistication. Wake up to the soothing sounds of the marina, take leisurely strolls along the waterfront & relish the charm of coastal living.

Upstairs the master bedroom has a private balcony, ensuite with stylish vanity & shower. Bedrooms two & three offer carpeted flooring, built in robes & ceiling fans. Enjoy year-round comfort with the convenience of ducted air conditioning, ensuring the perfect temperature in every room. Unleash your inner chef in the state-of-the-art kitchen, boasting a lavish 60mm stone island benchtop, oven & gas cooktop, the perfect space for culinary masterpieces & delightful gatherings. Step into your private oasis - a lush, leafy courtyard where you can unwind, entertain, or simply bask in the tranquility of nature. Entertain in style! The undercover pergola extends your living space outdoors, creating the ideal setting for al fresco dining, barbecues, or simply enjoying the fresh sea breeze. Embrace the freedom of a low-maintenance lifestyle, allowing you to spend more time enjoying the marina & less time on chores. Park with ease in your single remote garage, providing secure and hassle-free access to your home. Situated in a prime location on the marina's doorstep, this townhouse offers unparalleled access to the best of coastal living. Whether you're a water enthusiast, a foodie, or someone who appreciates a vibrant community, this is the perfect home for you. For further information please call Shane Szakacs on 0417435585