

**8 La Perouse Avenue, Shell Cove, NSW 2529**

**SOUTH COAST**  
PRESTIGE PROPERTIES

**House For Sale**

Sunday, 13 August 2023

8 La Perouse Avenue, Shell Cove, NSW 2529

**Bedrooms: 4**

**Bathrooms: 3**

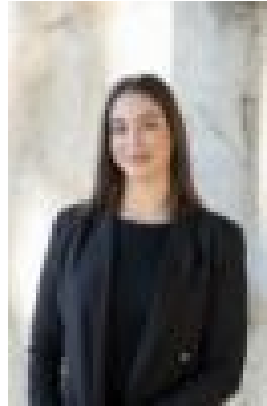
**Parkings: 3**

**Area: 580 m2**

**Type: House**



Dean Lewisman  
0242324111



Emma Highbid  
0420747282

**\$1,600,000 - \$1,650,000**

A great opportunity to secure a substantial home of solid brick construction in Shell Cove. Featuring a total floor area well above the local average, the ingenious layout of this residence provides for comfortable and relaxed everyday living as well as entertaining on an impressive scale. From the covered veranda, the front door opens into a large foyer, from where two half flights of stairs lead to the lower and upper levels. The home office/study is located on the entrance level, windows providing a view of the garden and veranda; with 'work from home' continuing popular, it's a space ideally situated for work, set subtly apart from the private areas of the home. Start upstairs and you'll find yourself in the large living room, with windows on two sides welcoming in natural light and cooling breezes. A covered balcony provides a convenient spot for a meal outdoors, for reading the morning news with a coffee, or admiring the 180° district and ocean views. A kitchen designed to impress - thanks to its large size and generous prep and storage space - looks out upon the living room, separated by a breakfast/'eat-at' counter. A deep pantry provides an impressive amount of storage for groceries and kitchen appliances. Entrance to a separate dining room is from the landing as well as from the kitchen, perfect for both family mealtimes or when entertaining guests; windows on three sides provide for an abundance of natural light to set the silverware to sparkling! Also on this level are three bedrooms - two double and the master bedroom with ensuite - and a family bathroom, all accessed via a hallway leading from the living room. All bedrooms have built-in wardrobes and a linen cupboard is situated in the hallway. For convenience, covered chutes located in both upstairs bathrooms deliver your wash items directly to the downstairs laundry room. Downstairs has been designed with relaxation, recreation and celebration in mind. An impressively large lounge room (did someone say "billiard table"?) features a built-in bar and opens onto the outdoor terrace, which connects to the fully fenced, solar-heated swimming pool and garden. The fourth bedroom, another full bathroom, laundry room and linen storage are reached by a hall from the lounge, providing an added element of privacy ideal for a guest bedroom (or as a retreat for the teenager of the house). You will find internal access to a double garage with ample storage and cleverly designed with drive-through access, which allows secure parking for three vehicles. And just when you thought there couldn't possibly be any more space to brag about, there is a workshop tucked under the house, accessed from the side passage. 8 La Perouse Avenue is located within easy walking distance of shopping centres, pubs and restaurants, quality schools and medical centres; stroll to The Waterfront and enjoy the marina and many shops. Killalea State Reserve, Bass Point and Bushrangers Bay cater to outdoor pursuits, the Links Shell Cove nearby when it's time for tee-off. With Shellharbour Junction train station a ten-minutes' walk from your doorstep, car-free commuting is a real option. Don't miss your chance to own this exceptional house. With its above-average size and numerous entertaining spaces, it's truly a dream. Property Code: 480