

# 9 Hicks Terrace, Shell Cove, NSW 2529



## Sold House

Monday, 14 August 2023

9 Hicks Terrace, Shell Cove, NSW 2529

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 359 m2**

**Type: House**



Michelle Mannex

**\$940,000**

This well maintained light filled single level home is only 10 years old and provides a spacious floor plan with a super low maintenance alfresco outdoor living and dining space. The property is a five minute drive to the Waterfront Marina with a wide choice of restaurants, cafes and shopping options available and of course the new Crowne Plaza Hotel due for completion in 2025. The Links Golf Course and peaceful Killalea Regional Parklands and beautiful beach at The Farm are also only five minutes away. The home's floor plan will have great appeal to those looking to downsize on upkeep but not on internal space and lifestyle. The three bedrooms are all a good size with the master suite providing a large WIR and ensuite and BIRs in the other two bedrooms. There is a separate living area in the middle of the home and a large open plan kitchen and dining space that leads onto the outdoor all weather undercover entertaining patio area. The home is perfect as is but could easily be further enhanced with some clever DIY, including a floating timber floor in the living areas and the addition of stylish shutters. Additional features include; split system air conditioning, ceiling fans, LED lighting, block out curtains and sheers, gas cooktop, breakfast bar, linen cupboard, double garage and a grassed yard with established gardens extending from patio space. 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.