

**99 College Avenue, Flinders, NSW 2529**

**Innovate**  
property  
group

**Sold House**

Tuesday, 15 August 2023

99 College Avenue, Flinders, NSW 2529

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 376 m2**

**Type: House**



Mark Spinelli

**\$950,000**

Embrace an abundance of space, style, and comfort within this striking modern sanctuary. Nestled in a fantastic neighbourhood near every necessary amenity, you'll be impressed with its quality finishes and generously-sized floorplan. Enjoy an expansive and open plan kitchen, living and dining zone, with a pitched ceiling amplifying the heightened sense of light and space. Slider doors trim this central social hub to create a seamless connection to a covered alfresco area, making it feel like a natural extension of the indoors. Whether you use this as a place to entertain friends or simply relax, it promises to be a perfect outdoor oasis. Space and serenity continue in the oversized master suite, with this haven also boasting a walk-in robe and ensuite. Two additional bedrooms with built-in robes also beckon, while the main bathroom is fresh, functional and light-filled. Situated in a popular suburb, this is your ticket to a fulfilling lifestyle. Four local parks and playgrounds await within a 450m - 900m radius from your front door, so there's never a shortage of open air green spaces for exercise or adventure. Stockland Shellharbour Shopping Centre is a quick 1km journey, plus nearby Shellharbour Village is ready to tempt you with delicious outdoor cafes, top-rated restaurants, and its famous fish and chips. Multiple local preschools and primary schools are nearby too, and for those seeking natural beauty, make a quick 4km (approx.) car trip to pristine beaches or the harbour for a spot of fishing. Don't miss your chance to make this modern, low-maintenance residence your own – arrange an inspection today!

**Property Specifications:-** Striking sanctuary, offering abundant space, style and modern comfort - Nestled in a fantastic neighbourhood, central to all necessary amenities- Impeccably presented, with quality finishes and fittings throughout - Open plan and oversized kitchen, living and dining zone, flows freely onto an alfresco deck- Pitched ceiling in kitchen/living/dining enhances sense of light and space - Kitchen includes gas cooking and an island bench - Spacious and light-filled master suite with walk-in robe and ensuite- Two additional bedrooms with built-in robes- Large modern bathroom- Covered alfresco entertaining area- Double garage with off-street driveway parking- Four local parks and playgrounds within 450m - 900m of your front door - 500m walk to Shellharbour City Preschool and 2km drive to Flinders Primary (approx.)- 1km to Stockland Shellharbour Shopping Centre (approx.)- 4km to pristine beaches, Shellharbour Marina, Shellharbour Village and the boat ramp (approx.)