

# Lot 8211, 7 SIMMONS AVENUE, Shell Cove, NSW 2529



## Sold Residential Land

Saturday, 25 November 2023

Lot 8211, 7 SIMMONS AVENUE, Shell Cove, NSW 2529

Area: 450 m2

Type: Residential Land



Bernie Humphreys

**\$1,495,000**

The Peninsula Land Release is a once in a lifetime opportunity to build the home of your dreams, in an unbeatable location, surrounded by a lifestyle that's almost too good to be true. Nestled between the pristine white sandy shores of Shellharbour South Beach and the prestigious Shellharbour Marina with the Town Centre and The Waterfront Dining Precinct nearby, it's the best of both worlds. Set within the beautiful natural surrounds on the NSW South Coast, nestled by the ocean and the stunning Illawarra Escarpment, The Waterfront, Shell Cove is conveniently located within easy road and rail access to Wollongong and Sydney. Here you'll live approximately 22km south of Wollongong, 13km north of Kiama and 110km from Sydney's CBD, or just over one hour's drive from Sydney's southern suburbs. • 22km to Wollongong • Visit the Shell Cove Town Centre to socialise, shop, dine and play with friends and family. Alive with energy and excitement, this vibrant hub boasts a full line Woolworths supermarket and BWS, an ice-creamery, cafés, artisan bakery, dentist, barber, veterinary practice, organic whole foods store and pharmacy. The Waterfront Dining Precinct is now open with Georgia Rose, Salty Squid, Waterview Japanese restaurant and The Waterfront Tavern now open with more to come! • 110km to Sydney CBD • The Links Shell Cove 18 Hole Golf Course • Shellharbour South Beach • Killalea State Park and Killalea Beach 'The Farm' • Shell Cove Primary School • Stockland Shellharbour Shopping Centre • Shellharbour Village • Shellharbour Junction Train Station and local bus services For more information visit The Waterfront, Shell Cove website or the Sales & Information Centre. Shell Cove Information and Sales Centre Open 7 days from 11am to 3pm or by appointment Shops 1 & 2, 100 Cove Boulevard, Shell Cove Call 13 38 38 Disclaimer: Price guide and availability are subject to change without notice. Images are artist's impressions and/or display home photography and may not be representative of each individual home. Purchasers must rely on their or own enquires and refer to the Contract for sale for full details. Information relating to the future Waterfront, Shell Cove is subject to final planning and approval. ^ When you contact the number in this listing, your number, enquiry, call duration and time will be collected on behalf of realestate.com.au and provided to the Agency to respond to your enquiry. For further details, see our Privacy Policy.