

# 1/3 Panbula Place, Flinders, NSW 2529

## Townhouse For Sale

Friday, 5 July 2024



1/3 Panbula Place, Flinders, NSW 2529

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 89 m2

Type: Townhouse



Monique Field  
0403021172



Phoenix Smith  
0421850852

**\$690,000 - \$740,000**

Nestled in a tranquil, elevated position on the high side of the street, this impeccably designed two-bedroom duplex offers a rare opportunity to enjoy serene bushland vistas. North-facing, allowing for plenty of sunshine to stream into the large open-plan living area. This home is ideal for first-time buyers, downsizers, or astute investors. Step inside to discover oversized rooms throughout, accentuated by a spacious layout perfect for everyday living. The kitchen seamlessly flows into a dedicated dining space, creating an inviting meal and gathering atmosphere. The two generously sized bedrooms include one with a built-in robe, providing ample storage space. The oversized bathroom is complete with a bath, shower, and double vanity, while a separate laundry room ensures convenience with flexible storage options. Outside, a covered entertainment area is positioned directly off the kitchen and dining which is the perfect setting for a BBQ or a meal on a beautiful summer's evening. A fully fenced grassed yard, offering a safe and secure area of kids or pets to play. Internal access to the oversized single garage with workshop/gym/home office space, an additional off-street car space, and ample under-house storage further enhance the practicality of this residence. Centrally positioned near Shellharbour City Centre, Shell Cove Marina, Shellharbour Village, and the picturesque Lake Illawarra foreshore, this home promises a lifestyle of convenience and leisure. With excellent proximity to schools, beaches, and amenities, don't miss the chance to secure your slice of coastal living in this sought-after locale. Call Monique Field today to arrange your inspection and envision the possibilities awaiting in this exceptional Shellharbour duplex. Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.