

# *Sample*

## DETAILED LISTING PACKAGE

### Sunshine, Style, and Space to Entertain

### The Ultimate Entertainer's Retreat with Panoramic Golf Course Views

### Coastal Calm Meets Modern Comfort and Lifestyle Comes Effortlessly

Live the dream, embrace the lifestyle in this stunning, architect-designed home in Shell Cove. Crafted for modern coastal living, every inch showcases thoughtful design, versatile spaces, and quality finishes, all set in a premium location with panoramic golf-course vistas that stretch to the lush Illawarra Escarpment.

Double-stacking doors blur the lines between the light-filled open-plan living area and the fabulous covered alfresco, creating the perfect setting for seamless indoor-outdoor entertaining.

Overlooking it all, the gourmet kitchen keeps you at the heart of the action, where a waterfall stone island is both a striking centrepiece and casual gathering spot, while sleek cabinetry and state-of-the-art appliances bring both style and functionality. And with an outdoor kitchen, entertaining comes naturally – whether you're crafting a killer charcuterie board, searing scallops on the outdoor grill, or unwinding with sunset drinks. The vibe? Always easy.

A sparkling, heated plunge pool completes the picture, perfect for summer pool parties or a refreshing dip. Frameless glass fencing keeps the outlook open, while electric blinds make the alfresco zone a true all-seasons haven.

Upstairs, you'll find four comfortably appointed bedrooms, each with plush carpet, built-in robes, and split-system air conditioning. The spacious main features a walk-in robe and private ensuite, while the remaining bedrooms share a stylish family bathroom with a sumptuous freestanding bath.

An upstairs retreat adds flexibility for families and opens to a balcony where you can soak in those sensational views. With a dedicated media room/study downstairs, you've got flexible living to suit work, rest, or play.

The fenced, sunny yard provides a safe space for kids and pets, while nearby parks and playgrounds offer even more room to roam. This is a true lifestyle location, with pristine swimming and surf beaches minutes away, the Shellharbour Marina - ideal for boaties and those who enjoy waterfront dining, as well as schools, shops, and medical facilities for everyday convenience. Easy access to the highway connects you to Wollongong.

This is an exceptional opportunity to own a beautiful Shell Cove haven, perfect for lifestyle-loving families, downsizers, or investors. Contact [Agent] today to arrange your private inspection.

- Architecturally designed lifestyle home on a 318m2 block
- Split-level design with tiled, open-plan living, dining, & kitchen
- Stone-topped kitchen, walk-in pantry, waterfall stone island
- Gas cooktop, pyrolytic electric oven, dishwasher, sleek cabinetry
- Media/study room + private upstairs family retreat with balcony
- 4 carpeted bedrooms with built-ins, the main with a walk-in
- Fully tiled ensuite & full family bathroom with freestanding bath
- Double lock-up garage + guest powder room + laundry room
- Covered alfresco with electric blinds, outdoor BBQ kitchen
- Inground, gas-heated plunge pool, frameless glass fencing
- Private, fenced yard with grass for pets & a garden shed
- Solar, split-system air con, fans, plantation shutters