

Sold



22 Bedarra Court, Shell Cove



Elegant Living in Peaceful Shell Cove Setting

This 4-bedroom, 3-bathroom property represents an opportunity to secure a substantial residence in a quiet and private pocket of bustling Shell Cove. Situated at the end a peaceful street directly opposite a nature reserve – and with Killalea Regional Park as your immediate neighbour – this corner residence offers ‘never to be built out’ sweeping district and ocean views.

Stepping into this impressive two-storey residence, arrivals are greeted by an entrance hall that sets an elegant tone with its statement bifurcated staircase rising dramatically through a central double-height foyer, perfectly complemented by striking black and white granite chequerboard flooring, a feature throughout the ground floor that immediately captures the attention and speaks of a bold, timeless design.

A smart floorplan makes for an effortless flow and includes multiple, generously-sized formal and informal living and dining areas, offering plenty of room as well as privacy for all members of the family. Thanks to the street-corner position of the property, all rooms

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Price	SOLD for \$1,515,000
Property Type	Residential
Property ID	514
Land Area	780 m ²
Floor Area	348 m ²

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benefit from an abundance of natural light as well as the additional privacy that comes of having no immediate neighbours within line of sight.

Beyond the staircase to the rear of the ground floor is an expansive family living zone comprised of kitchen, family living and dining spaces as well as utility rooms, spaces that cater exceptionally well for the demands of a busy family and social life. The large sleek and stylish gourmet kitchen features quality stainless steel appliances and clean, white cabinetry with contrasting stone benchtops and splashbacks.

This space opens onto a generously-sized and fully-tiled rear garden terraced into two levels, the upper a fully secured pool enclosure boasting an in-ground, solar heated pool as well as a large patio space just ideal for outdoor dining and entertaining in style. The garden is ready for your personal touch and would only benefit from the addition of a shady pergola or gazebo for the warm and sunny seasons, while to the side of the home is a space that would easily accommodate a trampoline or greenhouse.

Returning indoors and up the stairs to the first floor is where you'll find four generously sized bedrooms, all with built-in wardrobe storage, a main family bathroom and a large and centrally-located family/rumpus room. The principal bedroom suite consists of a generous main space with an adjoining sitting area complete with external and internal balconies, a large walk-in robe and a spacious ensuite bathroom complete with corner bath, separate shower and double-sink vanity.

The home is located conveniently close to and within walking distance of a number of schools as well as Shell Cove's Waterfront with its many stores and restaurants, and with Shellharbour Junction train station a twenty minutes' walk away. For leisure time in the great outdoors, Killalea State Reserve, Bass Point and Bushrangers Bay are on your doorstep, as is The Links Shell Cove for when it's time for a round of golf.

22 Bedarra Court presents a great opportunity for personalisation - a touch of fresh decor and minor improvements will elevate it to its full potential; as such its price guide will appeal to a wide variety of potential buyers - those looking for their ideal home offering plenty of space for the entire family, as well as those seeking a smart investment as an income-generating short- or long-term rental.

Contact us today to arrange a private viewing to experience for yourself this special residence.

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