

Sold



23 Seaboard Way, Shell Cove



## Coastal Elegance Designed for Family Living

Welcome to 23 Seaboard Way, Shell Cove - where coastal-inspired sophistication marries beautifully with all the practicalities of modern family life. This stunning four-bedroom plus study/5th bedroom, three-bathroom residence has been meticulously crafted to reflect its seaside surroundings while offering unparalleled comfort and style.

A Home that says "Welcome"

Step inside to discover a home bathed in natural light, with neutral tones and a sense of effortless calm throughout. The 2.7-metre-high ceilings provide an airy and open feel, while hardwood floors of engineered Oak feature throughout the main living spaces, creating a seamless flow. Pure wool carpets add warmth and luxury to the bedrooms, while wet areas including bathrooms and laundry room feature porcelain-tiled finishes that are both stylish and practical, perfectly suited to the demands of family life.

The ground floor boasts a flexible floorplan with multiple living zones, ensuring everyone has their own space to relax or connect. The

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Price SOLD for \$2,540,000

Property Type Residential

Property ID 525

Land Area 450 m<sup>2</sup>

Floor Area 349 m<sup>2</sup>

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dedicated office or 5th bedroom offers versatility, ideal for working from home or hosting overnight guests. A cozy media room offers a quiet retreat, perfect for movie nights or simply unwinding after a busy day.

### Generous Spaces for Living and Entertaining

The heart of the home is the expansive open-plan living, dining and kitchen. Here, walls of glazing flood the space with natural light, while the neutral colour palette in décor, fixtures and finishes amplify the relaxed coastal vibe. The kitchen features sleek stainless-steel Smeg appliances, an expansive eat-at island complemented by ample cabinetry and an impressive walk-in pantry to keep everything organised and out of sight.

Step outside to the travertine marble-tiled terrace, the perfect alfresco space for entertaining, enjoying the coastal breeze and admiring your inground swimming pool and jacuzzi. The fully fenced backyard offers safety for children and pets, while the grey water reuse system reflects a commitment to sustainability.

The upper level is a true family sanctuary, with a central living area ideal for kids or teens with an adjoining home study, opening onto an undercover corner balcony with northern coastal and ocean views. The principal bedroom is set at the rear of the home overlooking the garden, with walk-in wardrobe and an elegant en suite complete with modern finishes and timeless design. Three additional double bedrooms, all with built-in wardrobes, and a spacious family bathroom provide comfort and convenience while an enormous walk-in linen room speaks to practicality of design.

Designed with busy families in mind, this home offers practical touches throughout, including a spacious double car garage with remote entry for secure parking and storage, with reverse cycle, fully-zoned air conditioning providing year-round climate control and comfort. The home's convenient location near Shell Cove's shopping centre, marina, restaurants, sporting facilities and numerous beaches ensures easy access to everything this vibrant community has to offer.

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