



17 Seaboard Way, Shell Cove



Where grand proportions meet sophisticated, modern design

Positioned in the heart of the prestigious Shell Cove community, 17 Seaboard Way stands as a masterclass in coastal luxury, where grand proportions meet sophisticated, modern design. An expansive five-bedroom residence meticulously crafted to offer a lifestyle of effortless elegance, catering specifically to those who value space and quality while offering a floorplan perfect for meeting the unique requirements of multi-generational living. From the moment you step through the entrance, the high calibre of this generously proportioned residence is evident, featuring engineered hardwood floors in a deep warm brown that provide a striking, grounded contrast against the pale neutral walls of white and light dove grey.

The ground floor is defined by its clever architectural flow, offering a series of distinct living zones that allow a large family to gather together - or find a moment of quiet retreat. A formal living room provides an intimate space for greeting and hosting guests, while a dedicated media room offers the perfect environment for fun-filled and relaxed cinematic evenings. At the heart of the home, the expansive family and dining area serves as a social hub, anchored

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Price	PRICE GUIDE \$2,500,000 - \$2,700,000
Property Type	Residential
Property ID	556
Land Area	600 m2
Floor Area	301 m2

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by an enormous entertainer's kitchen. This chef's sanctuary features high-end stainless-steel appliances and a massive eat-at bar as well as a substantial adjoining butler's pantry, which leads through to a well-appointed laundry with direct access to the rear garden. Strategically tucked away from these public spaces is a spacious ground-floor bedroom and full bathroom, providing a private and accessible wing ideal for guests or extended family.

The sense of scale continues on the upper level, where a light-filled secondary family room with covered balcony and an adjoining library or study create a versatile floor plan for work or relaxation. The principal bedroom suite is a tranquil, thoughtfully crafted suite boasting walk-through "his and hers" robes that leads to a spacious, spa-like ensuite. Three further double bedrooms, all featuring plush wool carpet and built-in wardrobe storage, are serviced by a large family bathroom and generous linen storage. Every inch of the interior is finished to an exacting standard, including the timeless appeal of plantation shutters and the year-round comfort of reverse-cycle ducted and zoned climate control.

Outside, the back garden is a private oasis designed for the quintessential Australian lifestyle. An undercover loggia and a sparkling inground swimming pool are both beautifully paved in travertine, creating a seamless and high-end aesthetic. This idyllic entertaining zone adjoins a separate lawn area framed by mature perimeter plantings of native Grevillea, ensuring privacy and a lush, green outlook. Modern efficiency has not been overlooked, with a high-capacity solar array already installed to future-proof your lifestyle.

Beyond the front door, the amenities of Shell Cove offer an unparalleled coastal experience. You are mere minutes from the world-class Waterfront Marina precinct, with its vibrant boardwalk, boutique shopping and waterfront dining. Enjoy the natural beauty of the Shallows Beach and Bass Point Reserve, or spend weekends at the nearby Links Golf Course. Combining an intelligent floor plan with premium finishes and a prime location, 17 Seaboard Way represents a rare opportunity to secure a "forever home" that makes no compromises on quality or comfort.

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