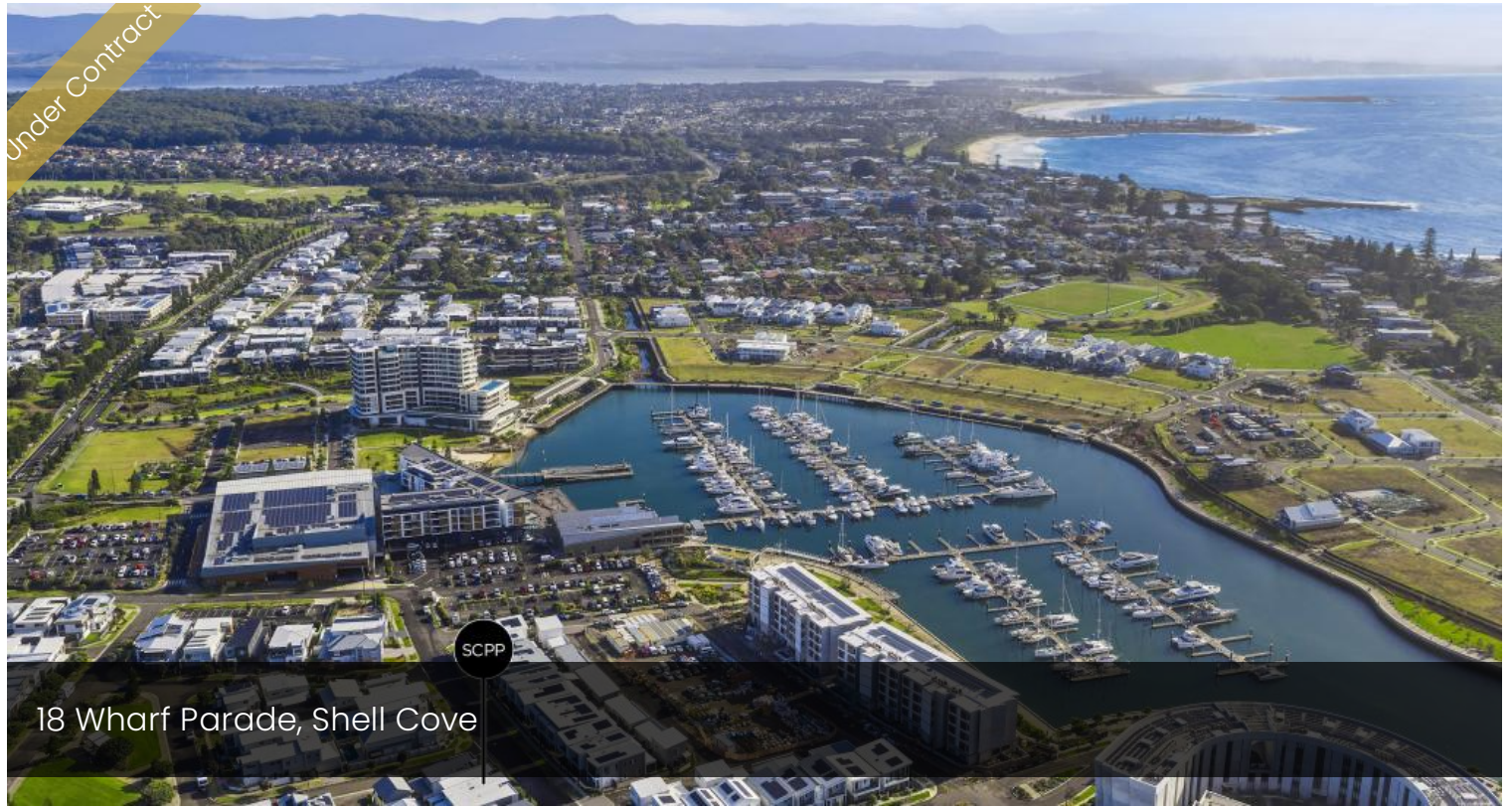


Under Contract



18 Wharf Parade, Shell Cove



## Modern Coastal Living with Space, Style and Superb Convenience

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Just moments from the vibrant Shell Cove Marina, this contemporary four~~bed~~bedroom townhouse offers an impressive blend of scale, comfort and low~~ma~~aintenance ease in one of the South Coast's most desirable lifestyle precincts. Designed for families, downsizers and anyone seeking generous proportions without the upkeep, it delivers effortless living in a premier coastal setting.

Step through the gated courtyard garden and into a light~~filled~~filled ground floor where open~~plan~~plan living sets a relaxed, welcoming tone. The spacious living and dining zone flows seamlessly to a covered alfresco area, creating an ideal indoor–outdoor environment for long lunches, weekend gatherings or simply enjoying the breezes drifting up from the waterfront. The adjoining kitchen is both stylish and highly functional, with stone benchtops, an eat~~at~~at island, quality European appliances, feature cabinetry and abundant storage – a true hub for busy households and enthusiastic entertainers.

A flexible retreat sits at the front of the home on this level, perfect as guest accommodation, a home office or an additional living space.

Price \$1,420,000 - \$1,495,000

Property Type Residential

Property ID 568

Land Area 194 m<sup>2</sup>

Floor Area 169 m<sup>2</sup>

### Agent Details

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With direct verandah access and a full bathroom on this level, it offers excellent privacy for multi-generational living or visiting friends and family. Practical touches such as the integrated laundry and under-stair storage further enhance everyday convenience.

Upstairs, a second living area provides a dedicated zone for children, teens or quiet downtime. The principal suite spans the width of the home and includes a walk-in wardrobe, a beautifully appointed ensuite with walk-in shower, and access to a generous balcony – the perfect spot for morning sunshine or evening calm. Two additional bedrooms with built-in robes share a well-sized bathroom with both bath and shower, creating a family-friendly upper level with plenty of breathing room.

Throughout, the home is finished in a light, neutral palette with quality materials including large-format porcelain tiles and plush wool carpets. Ducted reverse-cycle air conditioning and ceiling fans ensure year-round comfort. A separate double garage – currently used as an office/workspace – offers secure parking, excellent storage and internal access via the courtyard garden, with the option to easily revert to full garaging. The landscaped courtyard is designed for minimal upkeep, complete with irrigation from rainwater storage and a water feature as a focal point.

Positioned just 150 metres from the marina's edge, you're an easy stroll to the Waterfront Tavern, Town Centre, walking paths, parks and the sparkling harbour. Excellent schools, transport links including Shellharbour Junction train station, The Links Golf Club, Bass Point Reserve and Killalea Regional Park are all close by, placing daily convenience and weekend adventure right at your doorstep.

Spacious, beautifully presented and superbly located, 18 Wharf Parade delivers a rare combination of scale, style and coastal convenience in the heart of Shell Cove's premier waterfront community – an ideal choice for families, downsizers wanting room to move, or anyone seeking a relaxed, world-class lifestyle.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.