## Warilla, NSW
165 Shellharbour Road

**3** BED  **2** BATH  **1** CAR

### SINGLE LEVEL CHARACTER FILLED HOME

This renovated single level three bedroom home is situated in a convenient location, within walking distance to cafe's, shops, beach, clubs and Little Lake. The property features floor boards throughout, high ceilings, ample natural light from the multiple skylights and larger than standard windows. Ceiling fans in all bedrooms. The open plan living area comprises a separate dining and family room with built in study nook, providing great space for a growing family.

The kitchen is well-appointed with a 5 burner gas stove, electric oven, dishwasher and pantry cupboard.

One of the standout features of this property is the timber covered deck which serves as an alfresco/entertaining area that overlooks the acres of green land that adjoins Osborne Parade and the shores of Elliott and Little Lake.

The property also boasts a care-free and easy to maintain yard with a large garage and workshop. All bedrooms are generously sized, the main featuring a mirrored built-in wardrobe. The main bathroom is also of good size the renovated laundry has a deep bathtub and additional toilet conveniently utilised as a second bathroom.

**$690,000-$759,000**

| | |
|---|---|
| **Contact:** | Adam Spinelli |
| | 0447 771 445 |
| | Paul Spinelli |
| | 0415 112 702 |
| **Type:** | House |
| **Sold Date:** | 29/06/2023 |
| **Land:** | 474Square Metres |

https://www.spinellirealestate.com.au

GARAGE
3.6 x 8.6

ALFRECO
4.5 x 3.6

OFFICE
5.1 x 2.2

KITCHEN
3.4 x 3.1

L'DRY/
BATH
2.4 x 2.1

DINING
3.0 x 2.3

BED 3
3.6 x 3.6

LIVING
4.9 x 3.6

BATH

LINEN

BED 2
3.6 x 3.6

BED 1
3.6 x 4.5

BIR

PORCH

**SPINELLI**
REAL ESTATE

Plans shown are only indicative of layout. Dimensions are approximate.

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