



## Shellharbour City Centre, NSW

16 College Avenue

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### STATE OF THE ART EXECUTIVE COMMERCIAL SUITES / RETAIL

BRAND NEW! Shellharbour's most exciting new ground floor commercial suites/retail are now available. Elevation 77 is an architectural landmark comprising of 77 residential apartments and 7 executive commercial suites, delivering luxury and exquisite style with a wide variety of designs and floor plans to satisfy every taste.

#### Location:

16 College Avenue, Shellharbour City Centre NSW 2529 Ideal location, vibrant eatery across the road. all with the convenience of a city location . Minutes to future Marina, 20 minutes to Wollongong, 75 minutes to Sydney Airport, and 90 minutes to Sydney City. Opposite Stockland Shellharbour 200+ shops, talk about convenience.

Please contact Paul Spinelli on 0415 112702 for more information.

Convenient City Location

**\$1,450,000**

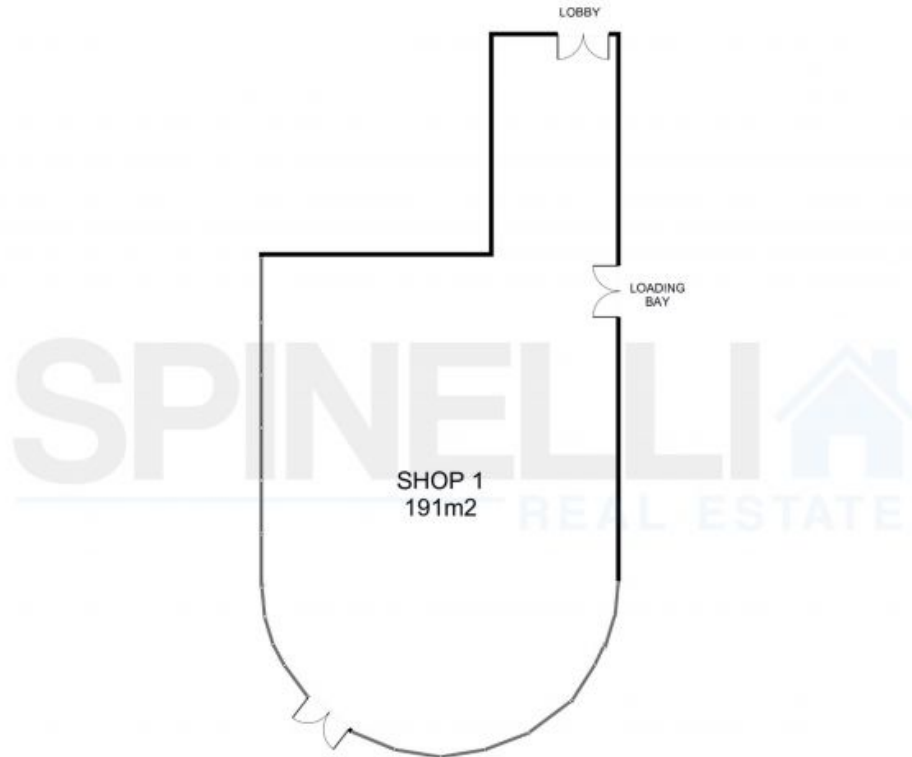
**Council Rates:** \$0

**Water Rates:** \$0

**Contact:** Paul Spinelli  
0415 112 702  
Adam Spinelli  
0447 771 445

**Type:** Retail

<https://www.spinellirealestate.com.au>



DISCLAIMER Spinelli Real Estate used the best endeavours to make the information on this floorplan accurate and true. Unit areas if shown are approximate only. Spinelli Real Estate do not guarantee or warrant the accuracy or correctness of any information or statement contained in the above floor plan. Buyers should not rely on this floorplan as indicating the final design, appearance, content or as constructed format of the building. Buyers must make and rely on their own enquiries and should obtain advice in making any decision based on the information contained herein.

**SPINELLI**   
REAL ESTATE

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

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