



Flinders, NSW
99 College Avenue

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

Stylish Sanctuary of Space, Comfort, and Convenience

Embrace an abundance of space, style, and comfort within this striking modern sanctuary. Nestled in a fantastic neighbourhood near every necessary amenity, you'll be impressed with its quality finishes and generously-sized floorplan. Enjoy an expansive and open plan kitchen, living and dining zone, with a pitched ceiling amplifying the heightened sense of light and space. Slider doors trim this central social hub to create a seamless connection to a covered alfresco area, making it feel like a natural extension of the indoors. Whether you use this as a place to entertain friends or simply relax, it promises to be a perfect outdoor oasis.

Space and serenity continue in the oversized master suite, with this haven also boasting a walk-in robe and ensuite. Two additional bedrooms with built-in robes also beckon, while the main bathroom is fresh, functional and light-filled.

Situated in a popular suburb, this is your ticket to a fulfilling lifestyle. Four local parks and playgrounds await within a 450m ? 900m radius from your front door, so there's never a shortage of open air green spaces for exercise or adventure. Stockland Shellharbour Shopping Centre is a quick 1km journey, plus nearby Shellharbour Village is ready to tempt you with delicious outdoor cafes, top-rated restaurants, and its famous fish and

chips. Multiple local preschools and primary schools are nearby too, and for those seeking natural beauty, make a quick 4km (approx.) car trip to pristine beaches or the harbour for a spot of fishing. Don't miss your chance to make this modern, low-maintenance residence your own ? arrange an inspection today!

Property Specifications:

- ? Striking sanctuary, offering abundant space, style and modern comfort
- ? Nestled in a fantastic neighbourhood, central to all necessary amenities
- ? Impeccably presented, with quality finishes and fittings throughout
- ? Open plan and oversized kitchen, living and dining zone, flows freely onto an alfresco deck
- ? Pitched ceiling in kitchen/living/dining enhances sense of light and space
- ? Kitchen includes gas cooking and an island bench
- ? Spacious and light-filled master suite with walk-in robe and ensuite
- ? Two additional bedrooms with built-in robes
- ? Large modern bathroom
- ? Covered alfresco entertaining area
- ? Double garage with off-street driveway parking
- ? Four local parks and playgrounds within 450?900m of your front door.

\$770

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Type: House

Date Available:18/10/2023

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

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