



Blackbutt, 48 College Ave

Stylish, Spacious & Convenient

Set in an ultra-convenient location, this superb family residence embodies the perfect combination of stylish living and modern luxury. The dual level layout is complemented by flowing interiors, featuring relaxed living options, quality finishes and a seamless transition to outdoor spaces perfect for entertaining. With a contemporary aesthetic, the home is thoughtfully designed to offer an abundance of natural light and generous proportions, accommodating the whole family.

- Upon entry, you'll be greeted by a spacious foyer flowing to a relaxed and inviting living room

- The heart of the home is the gourmet kitchen, complete with 40mm stone benchtops, a 900mm stainless steel oven, and a gas cooktop, ensuring you have everything you need for both everyday meals and hosting



For Sale

\$1,280,000 - \$1,350,000

View

ljhooker.com.au/V5FHQZ

Contact

Martin Merritt

0412 424 226

martin.merritt@ljhwollongong.com.au

Jake Stylys

0401 924 141

jake.stylys@ljhwollongong.com.au



Disclaimer: All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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- Adjacent to the kitchen is a separate dining area that enhances the flow and functionality of the home
- On the ground level, you'll also find a flexible room that can be used as a guest room, fourth bedroom or home office, offering versatility to suit your lifestyle
- Contemporary family bathroom and internal laundry with ample storage
- A spacious second living room flows effortlessly to an expansive outdoor entertaining area, designed for year-round enjoyment with family and friends
- Upstairs, the luxurious master suite includes a private ensuite, walk-in robe, sitting area, and balcony
- Two additional bedrooms both feature built-in wardrobes, while the elegant main bathroom with floor-to-ceiling tiles is sure to impress
- Double lock up garage with plenty of extra storage space and internal access
- Outside, the fully enclosed backyard offers a safe and secure space for children and pets to play
- Beautifully maintained gardens and surrounds delivering low maintenance living
- Extra features include easy care tiled flooring, floating floorboards, plantation shutters, split system air conditioning in two bedrooms, gas cooking

This home's location prioritises convenience and accessibility, with a range of amenities nearby, including walking distance to Stockland Shellharbour, short drive to beaches, Shell Cove Marina Precinct, parks, medical services, and excellent schooling options. It's also well-connected to the M1 Motorway for easy commuting and is close to Oak Flats Station and Shellharbour Airport. Combining a prime location with luxurious features, this property offers a unique opportunity for those seeking a modern, yet effortlessly convenient lifestyle.

For further details or to book in your private viewing, contact Martin Merritt today 0412 424 226.



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More About this Property

Property ID	V5FHQZ
Property Type	House
Land Area	603 m2
Including	Ensuite Air Conditioning Balcony Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

Martin Merritt 0412 424 226

Principal | Licenced Real Estate Agent | martin.merritt@ljhwollongong.com.au

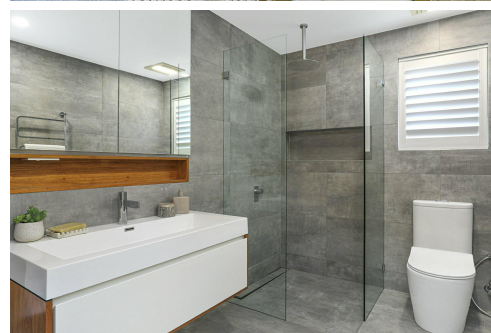
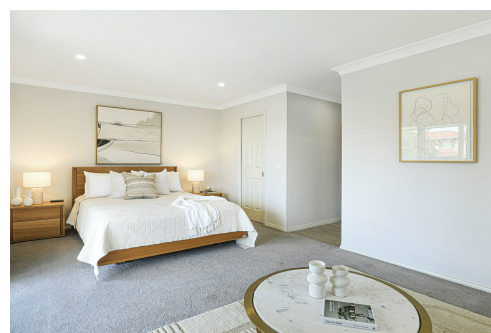
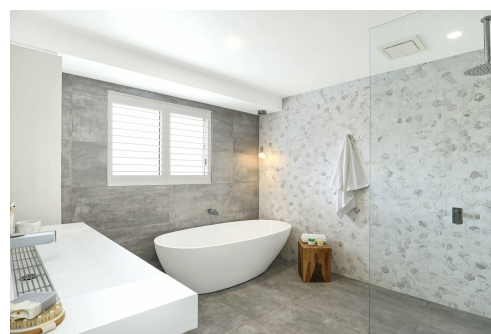
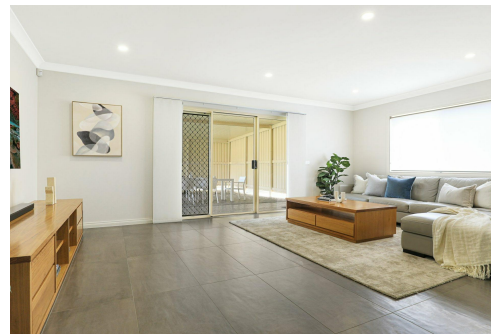
Jake Styliis 0401 924 141

Real Estate Agent | jake.stylius@ljhwollongong.com.au

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69 Kembla Street, WOLLONGONG NSW 2500

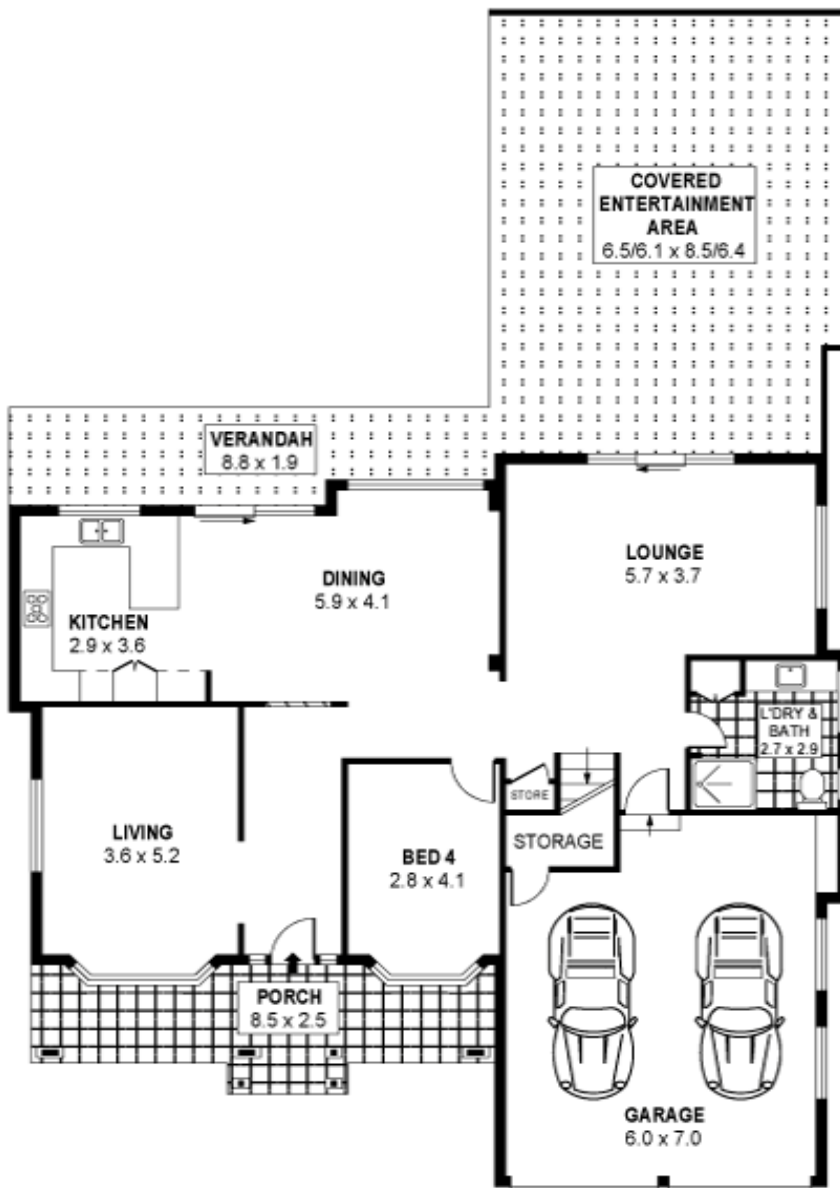
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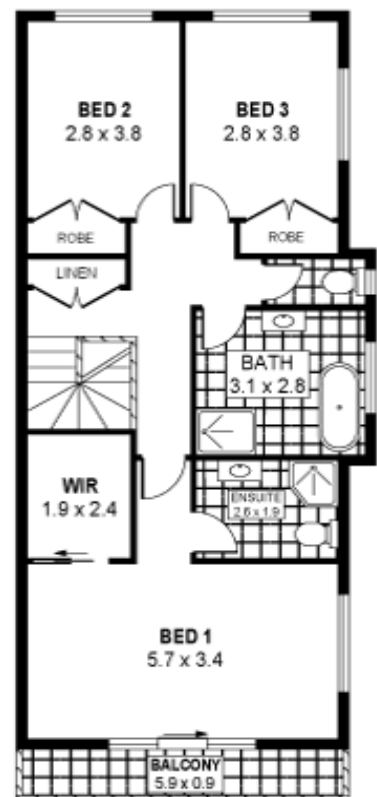
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GROUND FLOOR



FIRST FLOOR

0 1 2 3 4 5 SCALE (METRES)

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.
Ref. No. 05483



INT : 199m²
EXT : 91m²
GARAGE : 38m²

48 COLLEGE AVENUE

BLACKBUTT



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