

## Shell Cove, 11 Harbour Boulevard

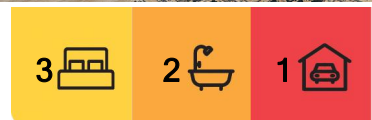
### Immaculate Townhome in Lifestyle Location

This boutique Torrens Title townhome presents an excellent environment for a luxury low maintenance lifestyle, boasting spacious interiors, quality finishes and functional layouts that maximise space and enhance indoor and outdoor living. Positioned in the premium suburb of Shell Cove with only a short walk to Shellharbour Beaches, the Marina Precinct, beautiful eateries and boutique shops, schools and transport.

- Ultra-contemporary design offering generous open plan living and dining spaces
- Sleek kitchen with stone benches, gas cooking and breakfast bench
- Seamless flow to outdoor entertaining
- Stylish modern bathrooms and internal laundry with built-in robe
- Upper level retreat providing a second living space
- Master bedroom includes ensuite, walk-in robe and private balcony
- Additional bedrooms all with built-in robes
- Landscaped front and rear gardens, sun deck, single garage has internal access



**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.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/UZ1HQZ](http://ljhooker.com.au/UZ1HQZ)

**Contact**  
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**LJ Hooker Wollongong | Corrimal | Shellharbour**  
**(02) 4229 8600**

## More About this Property

Property ID	UZ1HQZ
Property Type	Townhouse
Land Area	187 m <sup>2</sup>
Including	Ensuite Ducted Cooling Ducted Heating Toilets (3) Balcony Dishwasher Floorboards Built-in-Robes Secure Parking Fully Fenced Solar Panels Water Tank

### Martin Merritt 0412 424 226

Principal | Licenced Real Estate Agent | [martin.merritt@ljhwollongong.com.au](mailto:martin.merritt@ljhwollongong.com.au)

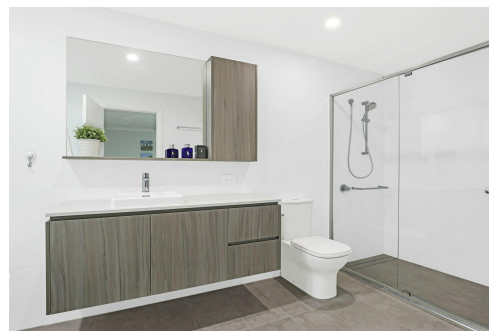
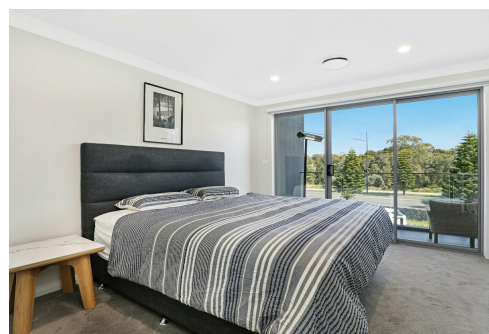
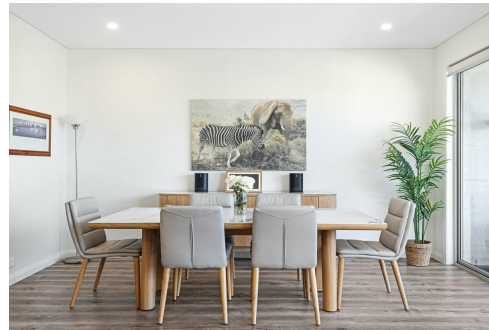
### David Calderaro 0402 338 978

Real Estate Agent | [david.calderaro@ljhwollongong.com.au](mailto:david.calderaro@ljhwollongong.com.au)

### LJ Hooker Wollongong | Corrimal | Shellharbour (02) 4229 8600

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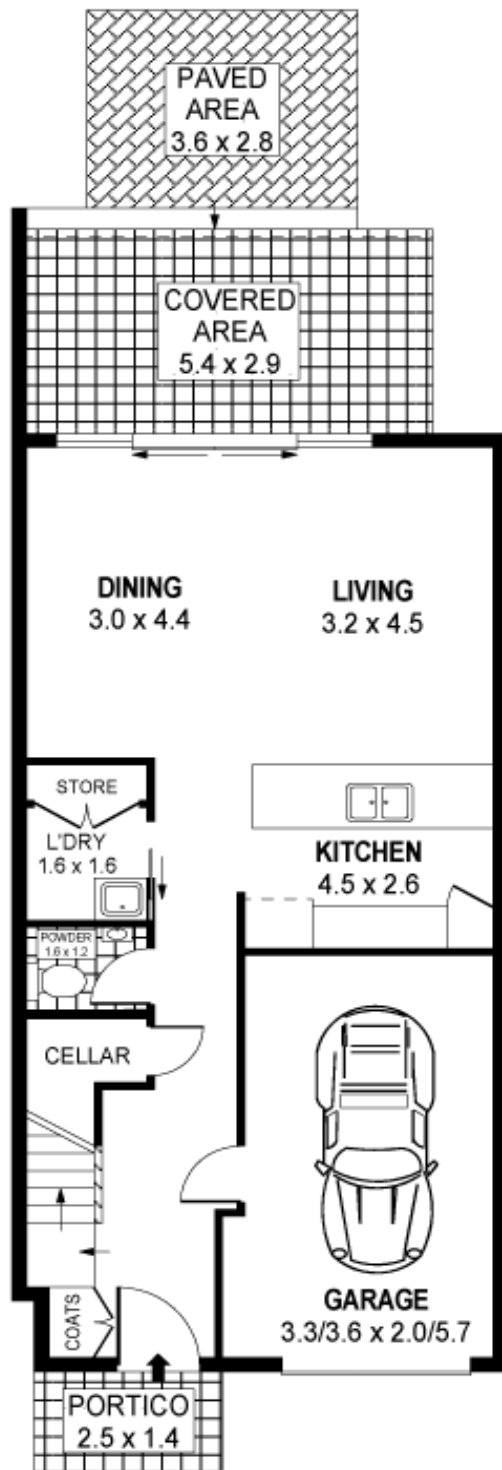


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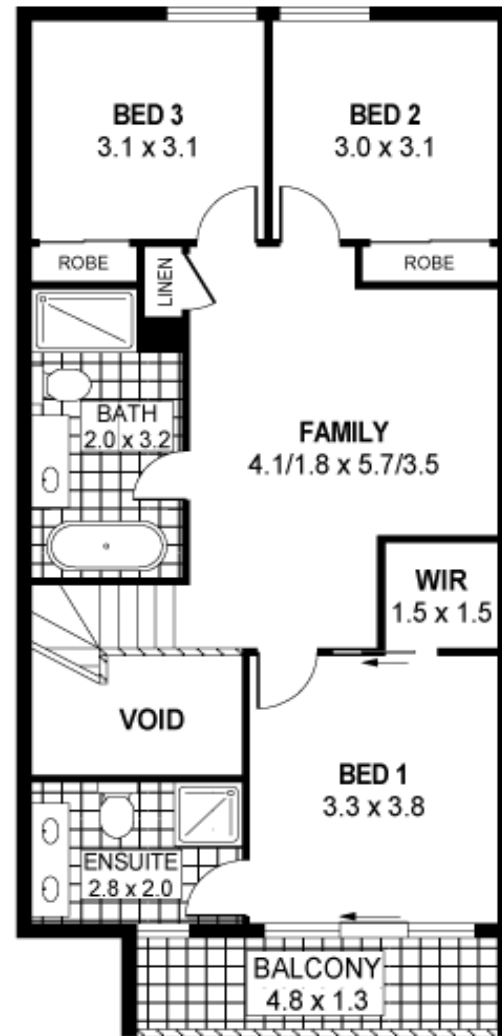
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GROUND LEVEL



UPPER LEVEL

**LJ Hooker**

0 1 2 3 4 5 SCALE (METRES)

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
Ref. No: 00922

INT : 139m<sup>2</sup>  
EXT : 36m<sup>2</sup>  
GARAGE : 19m<sup>2</sup>

11 HARBOUR BOULEVARD

SHELL COVE

**LJ Hooker**

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