



4/34a Addison Street, Shellharbour

## Right in the Village, Walk everywhere

Welcome to your dream home at 4/34a Addison Street, Shellharbour!

This beautifully designed 3-bedroom townhouse offers a perfect blend of modern living, comfort, and convenience, making it an ideal choice for families and professionals alike.

**Property Highlights:** With 3 spacious bedrooms, each featuring built-in robes, providing ample storage and comfort. Then you put in 2 well-appointed bathrooms, including a luxurious ensuite for the master bedroom and a convenient third toilet for guests on the ground floor. Enjoy the convenience of a double remote garage with secure parking.

**Interior Features:** Step inside to discover a thoughtfully designed interior that boasts:- Ducted heating and cooling for year-round comfort upstairs, A near new modern kitchen equipped with energy-efficient appliances and a dishwasher, perfect for culinary enthusiasts.- A separate dining room that flows seamlessly into the living area, ideal for entertaining guests.- Plantation shutters that add a touch of elegance and privacy.- An internal laundry for added convenience.- Additional features include storage under the stairs and

3 2 2

**FOR SALE**  
\$1,150,000-

**VIEW**  
By Appointment

### AGENTS

Craig Hyde  
0404 497 521  
chyde.albionparkrail@ljhooker.com.au

### AGENCY

LJ Hooker Albion Park Rail  
(02) 4256 3344

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.

LJ Hooker

an electric chair lift for easy access up the stairs.

**Outdoor Living:** The outdoor space is just as impressive, featuring: - A fully fenced courtyard, perfect for children and pets to play safely. A beautifully landscaped garden, providing a serene escape from the hustle and bustle of everyday life. - An outdoor entertaining area, perfect for hosting family gatherings or enjoying a quiet evening under the stars.

**Location Location -** This townhouse is ideally located, offering: - Stunning city vibe and a desirable north-facing aspect that fills the home with natural light.- Proximity to local amenities, schools, Boat harbour precinct, walkways, shops, restaurants, Hotels, stunning Nth or Sth beaches, parks, and the vibrant Shell cove Marina experience, ensuring you have everything you need at your fingertips.

Don't miss your chance to own this exceptional townhouse in one of Shellharbour's most sought-after locations.

Contact Selling Principal - Craig Hyde - on 0404497521 or email: [chyde.albionparkrail@ljhooker.com.au](mailto:chyde.albionparkrail@ljhooker.com.au) today to arrange a private inspection and experience the charm and elegance of this beautiful home for yourself!

## MORE DETAILS

Property ID	MUYG55
Property Type	Townhouse
Land Area	224 m2
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (3)
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Plantation Shutters
	Storage under stairs
	Electric Chair Lift

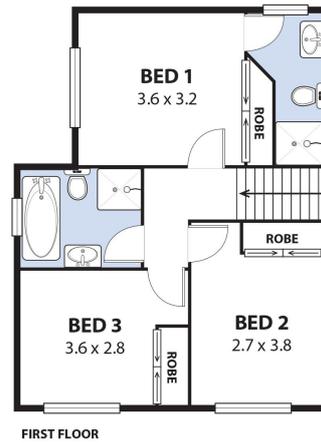
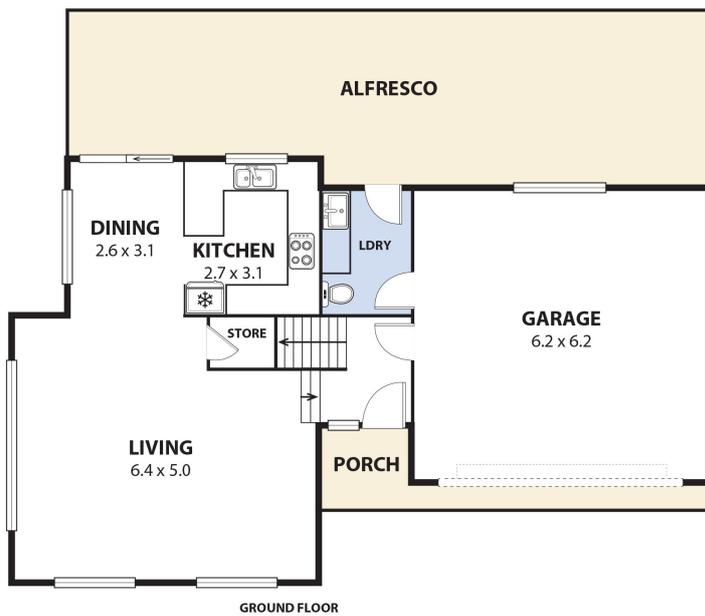
**Craig Hyde 0404 497 521**

Director/Area Specialist | [chyde.albionparkrail@ljhooker.com.au](mailto:chyde.albionparkrail@ljhooker.com.au)

**LJ Hooker Albion Park Rail (02) 4256 3344**

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4/34A ADDISON ST, SHELLHARBOUR  
Internal Space 153m<sup>2</sup>



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