



318A Highcliff Road, Shiel Hill

## A Cherished Home with Sea Views & Space

A much-loved 1980s home, proudly held by one owner and offered to the market for the very first time.

Set in an elevated position to capture incredible sea views, this substantial home spans approximately 250sqm, sitting on a generous 1,045sqm (+/-) section. A rare opportunity in such a tightly held location.

Inside, the home offers three to four bedrooms, with one currently enjoyed as a relaxing spa room, easily converted back to a fourth bedroom if desired. The layout is practical and spacious, with two bathrooms, a separate laundry, and the added convenience of a separate toilet and utility room downstairs, a versatile room ideal for guests, hobbies, or working from home.

In original condition, the home has been immaculately maintained, providing a solid foundation and clear potential to add value over time. A pellet fire adds warmth and comfort, while storage is abundant throughout, including a large basement garage - ideal for vehicles, hobbies, or extra workspace.

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### FOR SALE

Enquiries Over \$779,000

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

The location is exceptional. You're just moments from Rotary Park Kindergarten, Andersons Bay School, and Grants Braes School, making this an ideal choice for families, while still enjoying a peaceful, elevated setting with sweeping coastal outlooks.

Immaculate, spacious, and full of potential, 318A Highcliff Road is a rare opportunity to secure a quality home with views, space, and future upside in a highly sought-after area.

### **MORE DETAILS**

Property ID                   3QUWGDS  
Property Type               House  
Land Area                   1045 m2  
Licensed Real Estate Agents (REAA2008)

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