



23 Shantull Drive, Wallabi Point

## SPACE, STYLE & LIFESTYLE FOR THE GROWING FAMILY

Positioned in a tightly held and highly regarded family friendly street, 23 Shantull Drive presents an exceptional opportunity to secure a contemporary home offering space, versatility and lifestyle in equal measure.

Designed with growing families in mind, this impressive residence boasts five generous bedrooms, two well appointed bathrooms and multiple living areas, providing plenty of room for everyone to relax, work and play. Whether you're hosting family gatherings or simply enjoying everyday life, the thoughtful floorplan delivers comfort and functionality throughout.

At the heart of the home, the open plan living and dining spaces flow seamlessly to a covered outdoor alfresco area complete with a built-in BBQ and overlooks the private inground pool - the perfect setting for entertaining friends and family all year round.

Practicality is also well catered for, with side access ideal for storing a boat, caravan or trailer, while the oversized double garage features a high clearance roller door, offering excellent storage and vehicle accommodation options.

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**FOR SALE**  
\$1,100,000 - \$1,200,000

**VIEW**  
By Appointment

**AGENTS**  
Josh Robards  
0432 152 706  
j.robards@ljhooker.com.au

**AGENCY**  
LJ Hooker Old Bar Beach  
(02) 6553 7133

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**

#### Property Features:

- Five bedrooms
- Two modern bathrooms
- Multiple living and entertaining areas
- Contemporary kitchen and open plan design
- Covered alfresco area with built-in BBQ
- Pool
- Side access for additional vehicles, boat or caravan
- Large double garage with high clearance roller door
- Positioned in one of Wallabi Point's most desirable streets

Enjoy the convenience of being just approximately 3 minutes' drive to Wallabi Beach and around 6 minutes' drive to the cafes, shops and services of Old Bar. Offering the perfect balance of coastal lifestyle and family-friendly living, this is a home that truly has it all. Call Josh Robards today to book your inspection!

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- Approximate areas, distances, times

#### MORE DETAILS

Property ID	P8TF6X
Property Type	House
Land Area	696.9 m2
Including	Ensuite
	Pool
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Council Rates \$3750 approx per Annum

#### Josh Robards 0432 152 706

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Floor Plan measurements are approximate and are for illustrative purposes only.  
 Floor Plan by James Cause Photography jamescause.com

