



## Dimosons

8 Cubitt Road, FLINDERS

 4  2  2

Price: \$669,000

## Fast Facts



- • 4 Bed, 2 Bath, 2 Car
- • Main bedroom with ensuite and walk-in-wardrobe
- • Mirrored built-in-wardrobes to bed 2 & 3
- • Air conditioning to both living area
- • Dishwasher
- • Push to open cabinetry
- • Gas stove
- • Main bathroom and ensuite both fitted with rainfall showers
- • Large open plan kitchen & dining
- • Covered alfresco area
- • Quiet street

## Description



## Flinders keepers - stylish family home!

**"With 3 bedrooms and a study (potential 4th bedroom), this home packs a versatile and contemporary punch - in a highly sought after suburb."**

- • Two level 3 bedroom + study home
- • Air conditioned open plan living with chef's kitchen
- • Bonus upstairs family living space
- • Master bedroom with ensuite and walk in robe
- • Double garage with internal access
- • Close to quality shopping, schools and beaches
- • Sought after family-friendly suburb!

Flinders is a suburb that continues to soar in popularity. Why? Just a few minutes' drive to stunning beaches, Shell Cove Marina (opening 2019), as well as local schools and Shellharbour's brand new library, cinemas, restaurants, shopping and more!

Now that we've established why you can't go wrong with the location, let's do the same for this address - with a

home that's just three years old but looks brand new. Choose either the inviting front entrance or the remote double garage, and step inside.

On this tiled, ground floor you'll find an open plan living and dining area that features high ceilings, air conditioning and centres on the impressive kitchen. Stone benchtops (including island bench with double sink), gas cooking, stainless appliances and sleek cabinet finishes create a modern silhouette, while natural light streams in at every opportunity.

Stay inside or head out to the covered entertaining space - where you'll love sharing a quiet brunch or laughter-filled evening with friends no matter what the season.

Upstairs, a bonus family space adds further versatility, while three bedrooms and the main bathroom (with rain head shower and separate bath) complete this floor. The master bedroom offers a walk-in robe and ensuite.

The downstairs study - located at the front of the house - can also be used as a fourth/guest bedroom, while the laundry offers a third toilet. The fully fenced easy-care yard rounds out the blueprint.

Is this your new address? To explore further, contact the Dimosons' World Class Robert Dimovski Team today on 4258 0088.

To receive the draft Contract, a Guide To Buying or to Arrange a Viewing - please go to [dimosons.com.au](http://dimosons.com.au) or text the word CUBITT to 0488 826 816.



## Inclusions



### External

- 
- Brick and clad exterior

### Car Accommodation

- 
- Double car garage
- 
- Internal access

### Entry

- 
- Tiled flooring
- 
- High ceiling
- 
- Downlights

- - Wooden door with glass panels

## Lounge

- - Tiled flooring
- - High ceiling
- - Downlights
- - Air conditioner
- - Windows with blinds and locks

## Dining

- - Tiled flooring
- - High ceiling
- - Downlights
- - Open plan to kitchen and lounge
- - Opens out to alfresco

## Kitchen

- - Tiled Flooring
- - High ceiling
- - Island bench with double sink
- - Push to open cabinetry
- - Soft close drawers
- - Stone bench tops
- - Gas stove top
- - Dishwasher
- - Windows with blinds and locks
- - Oversized fridge space
- - Glass splash back

## Living area (upstairs)

- 
- • Carpet flooring
- • Downlights
- • Windows with blinds and locks
- Air conditioner

## Master Bed

- 
- • Carpet flooring
- • Ensuite
- • Walk-in-wardrobe
- • Windows with blinds and locks
- Downlights

## Bedroom 2 & 3

- 
- • Carpet flooring
- • Mirrored built-in-wardrobes
- • Windows with blinds and locks
- Downlights

## Bathroom

- 
- • Tiled flooring
- • Floor to ceiling tiles
- • Rainfall shower head
- • Bathtub
- • Cabinet with sink
- Frameless mirror

## Laundry

- 
- • Tiled flooring
- Wash tub

- - 3rd toilet

## Alfresco

- - Tiled flooring
- - Undercover area
- - Gas point for BBQ
- - External power
- - Downlights

## Additional

- - Bonus study/4th bedroom downstairs
- - Easy care grounds
- - Fenced yard
- - Side access for bins





# Outgoings

Council Rates:

Shellharbour City Council

\$466.01 per quarter

Water Rates:

Sydney Water

\$171.96 per quarter

Floor Plan 1



Robert Dimovski Team 0418 868 978 world class residential specialists

Floor Plan 2



## About Flinders



Flinders is a seaside southern suburb of Shellharbour, located in one of the most picturesque regions in the Illawarra region.

Flinders embraces an active outdoor lifestyle with beautiful beaches close by and over 60 hectares of green open spaces at your door step including bush reserves, waterways and landscaped parks. Flinders adjoins neighbouring suburbs of Shellharbour, Shell Cove, Blackbutt and the newly developed suburb of Shell Heights.

At Flinders you can enjoy living in a prestige suburb surrounded by nature yet still being close to Shellharbour City CBD, including Stockland Shellharbour, boutique shopping, schools, cafes, restaurants, transport and medical facilities.

### Links

[Shellharbour Public School](http://www.shellharb-p.schools.nsw.edu.au/)

<http://www.shellharb-p.schools.nsw.edu.au/>

[Flinders Primary School](http://www.flinders-p.schools.nsw.edu.au/)

<http://www.flinders-p.schools.nsw.edu.au/>

[Oak Flats High School](http://www.oakflats-h.schools.nsw.edu.au/)

<http://www.oakflats-h.schools.nsw.edu.au/>

[Warilla High School](http://www.warilla-h.schools.nsw.edu.au/)

<http://www.warilla-h.schools.nsw.edu.au/>

## Relevant Documents



### Links

[Download Draft Contract](https://dimosons.com.au/property/properties-for-sale/house-for-sale-8-cubitt-road-flinders-nsw-2529/)

<https://dimosons.com.au/property/properties-for-sale/house-for-sale-8-cubitt-road-flinders-nsw-2529/>

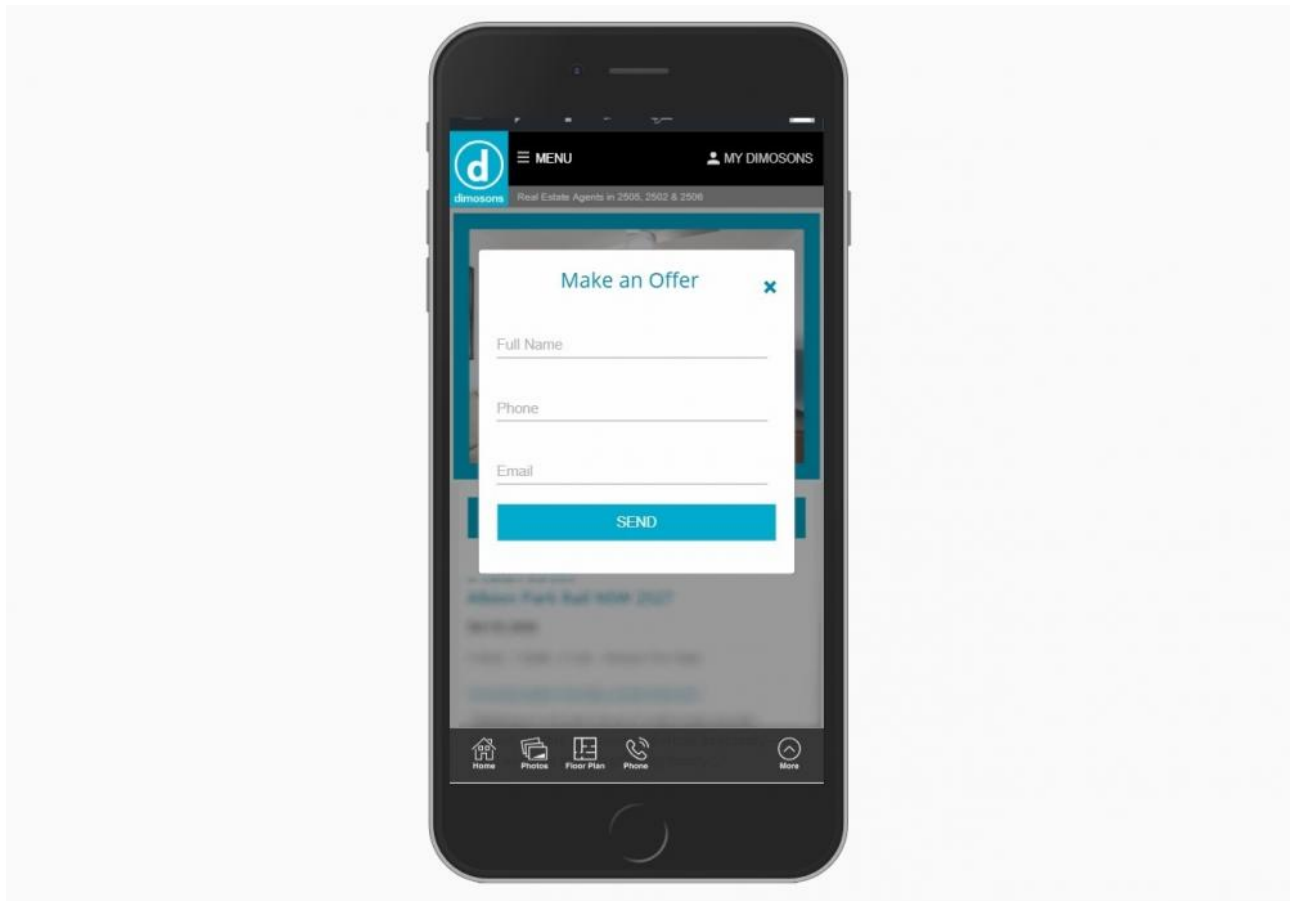
[Download Rental Appraisal Letter](https://dimosons.com.au/property/properties-for-sale/house-for-sale-8-cubitt-road-flinders-nsw-2529/)

<https://dimosons.com.au/property/properties-for-sale/house-for-sale-8-cubitt-road-flinders-nsw-2529/>

[Download Brochure](https://dimosons.com.au/property/properties-for-sale/house-for-sale-8-cubitt-road-flinders-nsw-2529/)

<https://dimosons.com.au/property/properties-for-sale/house-for-sale-8-cubitt-road-flinders-nsw-2529/>

## Make An Offer



**To make a formal offer on this property, please follow the link below and complete the Make An Offer form. We will give you a call to discuss your offer further.**

Please note that this written Notice of Offer does not bind either party to an agreement, the buyer may change their mind at any stage up to exchange of contracts with no penalty. Should there be multiple offers of the same figure terms and conditions will be investigated or a second round of offers will be announced.

### Links

[Make An Offer](#)

<https://dimosons.com.au/property/properties-for-sale/house-for-sale-8-cubitt-road-flinders-nsw-2529/>



## About Dimosons



### Imagine - Love - Encourage - WOW!

We do business differently to give you the edge.

By embracing change & constantly challenging tradition Dimosons has a strong desire to improve the way our industry operates.

Our experience, track record & strength of brand puts you in the perfect position to achieve the best possible price for your property.

Visit [dimosons.com.au](https://dimosons.com.au) to find out how and to receive an instant property valuation on your home or investment property today.

### Links

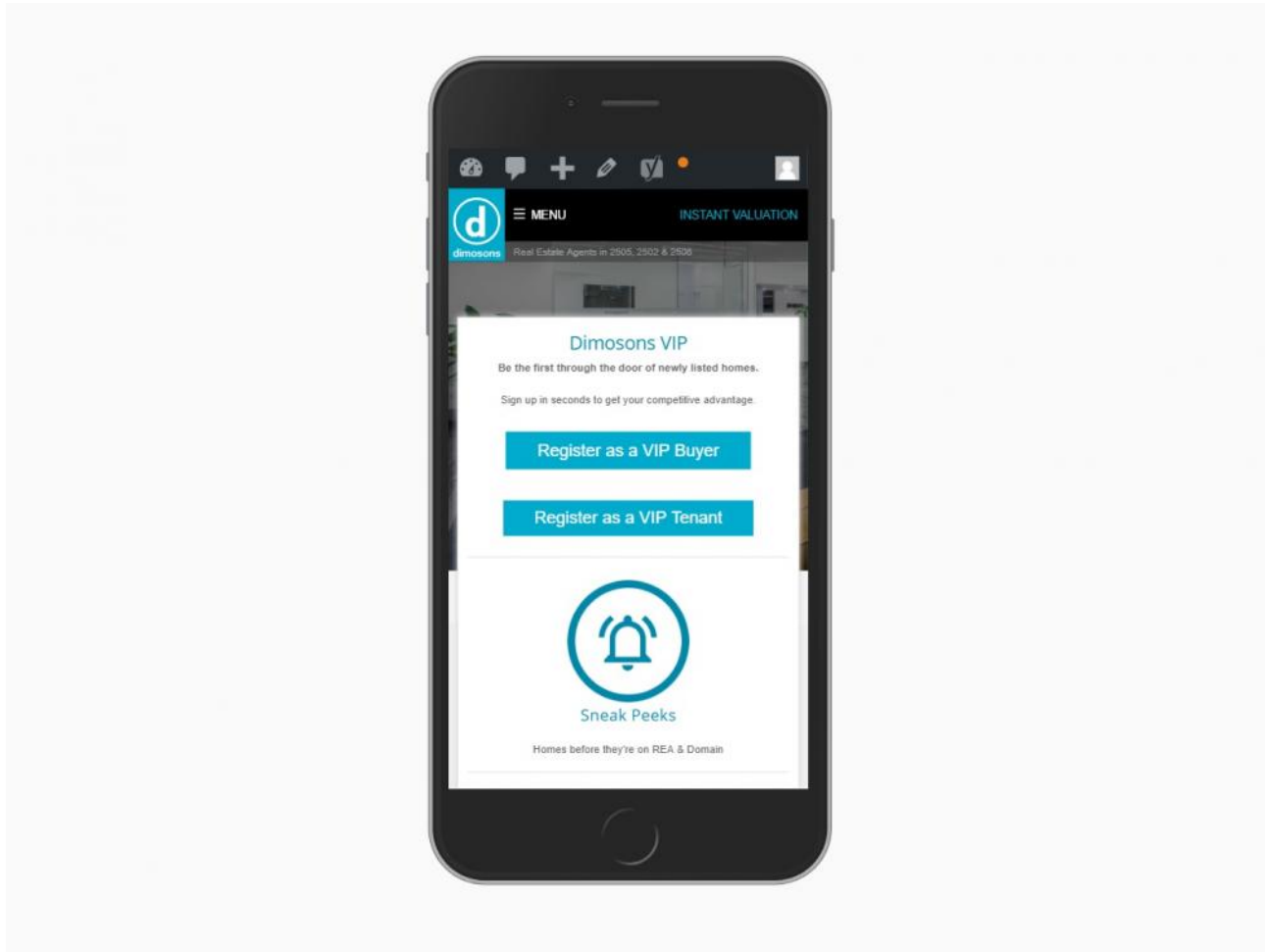
[Dimosons Real Estate Reviews](#)

<https://dimosons.com.au/reviews/>

[Book An Appraisal](#)

<https://dimosons.com.au/property-valuation/>

## Register as a VIP Buyer



### Links

[Register as a VIP Buyer](https://dimosons.com.au/dimosons-vip/)

<https://dimosons.com.au/dimosons-vip/>

## Help For Buyers

### Links

[Why Use Dimosons To Buy?](https://dimosons.com.au/why-use-dimosons-to-buy/)

<https://dimosons.com.au/why-use-dimosons-to-buy/>

[Step-By-Step Guide To Buying](https://dimosons.com.au/step-by-step-guide-to-buying/)

<https://dimosons.com.au/step-by-step-guide-to-buying/>

[Conveyancing For Buyers](https://dimosons.com.au/conveyancing-for-buyers/)

<https://dimosons.com.au/conveyancing-for-buyers/>

[Stamp Duty Calculator](https://dimosons.com.au/stamp-duty-calculator/)

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[Real Estate Jargon](https://dimosons.com.au/real-estate-jargon/)

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## Contact The Robert Dimovski Team



### The Robert Dimovski Team

**Dimosons Real Estate**

Phone: 0418 868 978

Email: [sales@dimosons.com.au](mailto:sales@dimosons.com.au)

Web: <https://dimosons.com.au>

### Links

[Contact The Robert Dimovski Team](https://dimosons.com.au/people/robert-dimovski-team/)

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