



Dimosons

9 Lakelands Close, SHELL COVE

 3  2  2

Price: \$769,000

Fast Facts



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

Description



Lifestyle and leisure in Shell Cove!

"Designed to be enjoyed by modern owners with an active lifestyle, this stunning 3-bedroom home delivers on every level…"

- • Double storey 3 bedroom home in quality suburb
- • Entertainer-friendly indoor/outdoor layout
- • Internal access remote double garage
- • Large master bedroom featuring ensuite
- • Landscaped gardens including rainwater tank
- • Short walk to Killalea State Park or Shell Cove Links
- The ultimate low maintenance modern lifestyle

Situated in the quality-lined streets of Shell Cove, just a few hundred metres from the natural beauty of Killalea State Park and its stunning beaches, 9 Lakelands Close is for anyone who wants modern living without the continual maintenance.

Just three years young and finished in stunning dark face brick and cladding, it's an attractive welcome home.

Beyond the internal access double garage, the tiled ground floor offers up an air conditioned large front lounge with extra height ceiling, before flowing past powder room and laundry to reveal the light-filled open plan kitchen/dining space.

This is without question the hub of the home - its designer kitchen loaded with stone benches, 900mm stove, soft-close drawers, glass splashback and island bench. The dining space then effortlessly spills out to a large covered alfresco space - perfect for entertaining or relaxing all year round.

Upstairs you'll find a study nook along with three carpeted bedrooms. All have built-ins, while the amply appointed master bedroom delivers a walk in robe and stylish ensuite. The main bathroom is up here too, and includes feature floor to ceiling tiles, large freestanding bath and luxurious rain shower.

But it's this superb location that truly seals the deal - just minutes to the area's premium golf links and coastal reserves. Add in the Shell Cove Marina (opening 2019) and nearby train and highway links, and this truly is the place to be.

To find out more, contact 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 or text the word LAKELANDS to 0488 826 816.

Inclusions



External

-
- Brick and clad exterior
- Sloping roof

Car Accommodation

-
- Double car garage
- Internal access

Entry

-
- Tiled flooring
- High ceilings



- Wooden door with glass panels

Lounge



- Tiled flooring
- High ceilings
- Downlights
- 3 x double power points
- Windows with blinds and locks
- Panasonic air conditioner
- Gas heating point

Dining



- Tiled flooring
- Opens to kitchen

Kitchen



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

Master Bed



- Carpet flooring
- Ensuite

-
- • Walk-in-wardrobe
- Downlights

Bedroom 2 & 3

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

Bathroom

-
- • Tiled flooring
- • Floor to ceiling tiles
- • Overhead rainfall shower head
- • Large bathtub
- • Larger cabinet with sink
- • Oversized mirror
- Window with blinds and locks

Laundry

-
- • Tiled flooring
- • Round wash tub
- Door leading out to wall hung clothesline

Alfresco

-
- • Tiled flooring
- • Undercover area
- • Glass railing
- • Gas point for BBQ
- External power

□

- Downlights

Additional

□

- • 3rd toilet downstairs
- • Rainwater Tank
- • Easy care grounds
- • Side access for bins
- Open study nook upstairs



Outgoings

Council Rates:

Shellharbour City Council

\$490.48 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 Shell Cove



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

Shell Cove embraces an active outdoor lifestyle with beautiful beaches close by and green open spaces at your door step including bush reserves, waterways and landscaped parks.

At Shell Cove 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

[Shell Cove Public School](http://www.shellcove-p.schools.nsw.edu.au/)

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

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

<http://www.shellharb-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/>

[Shellharbour Anglican College](http://www.shellharbourac.nsw.edu.au/)

<http://www.shellharbourac.nsw.edu.au/>

Relevant Documents



Links

[Download Draft Contract](https://dimosons.com.au/property/properties-for-sale/for-sale-9-lakelands-close-shell-cove-nsw-2529/)

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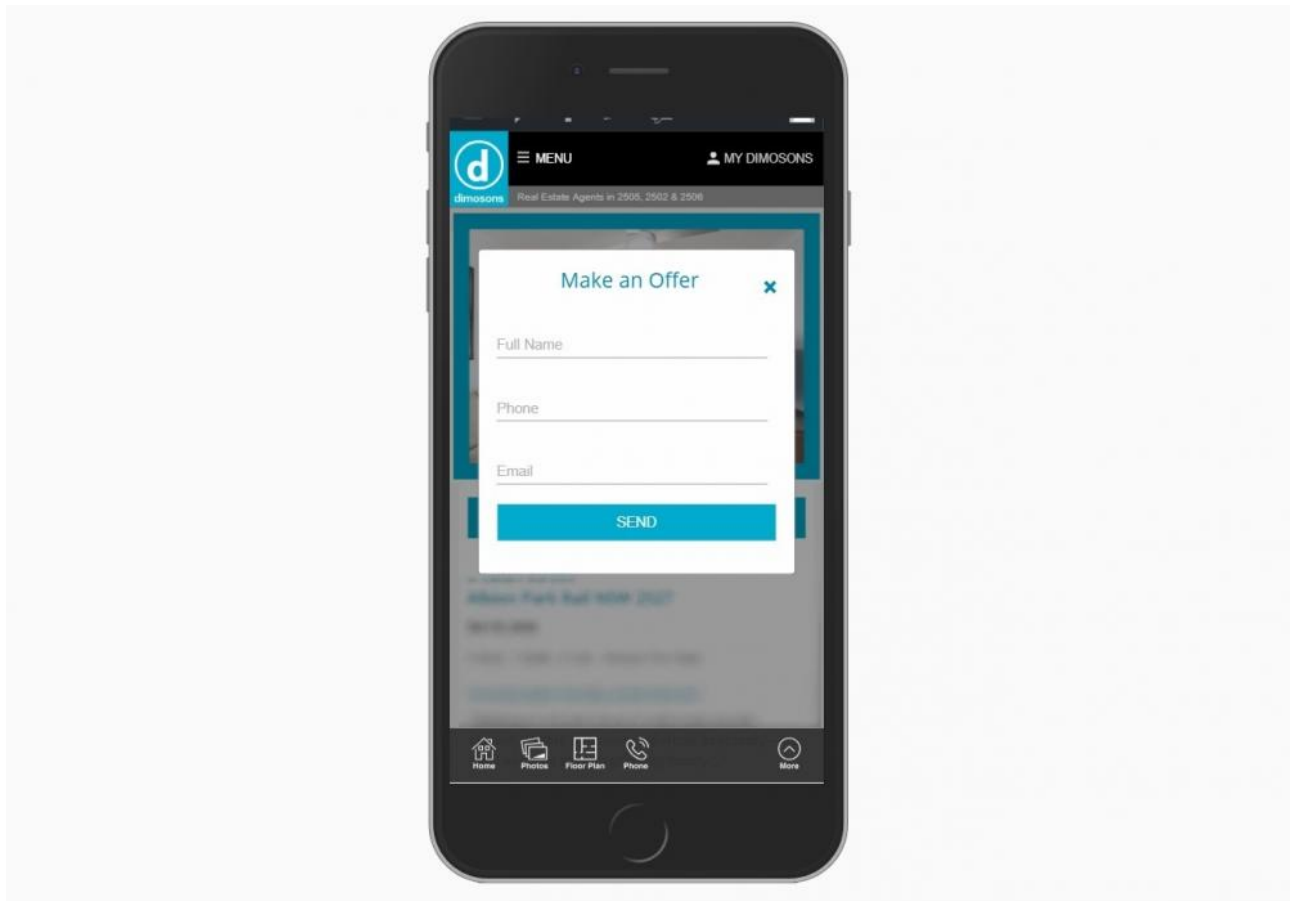
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Make An Offer



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/for-sale-9-lakelands-close-shell-cove-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 to find out how and to receive an instant property valuation on your home or investment property today.

Links

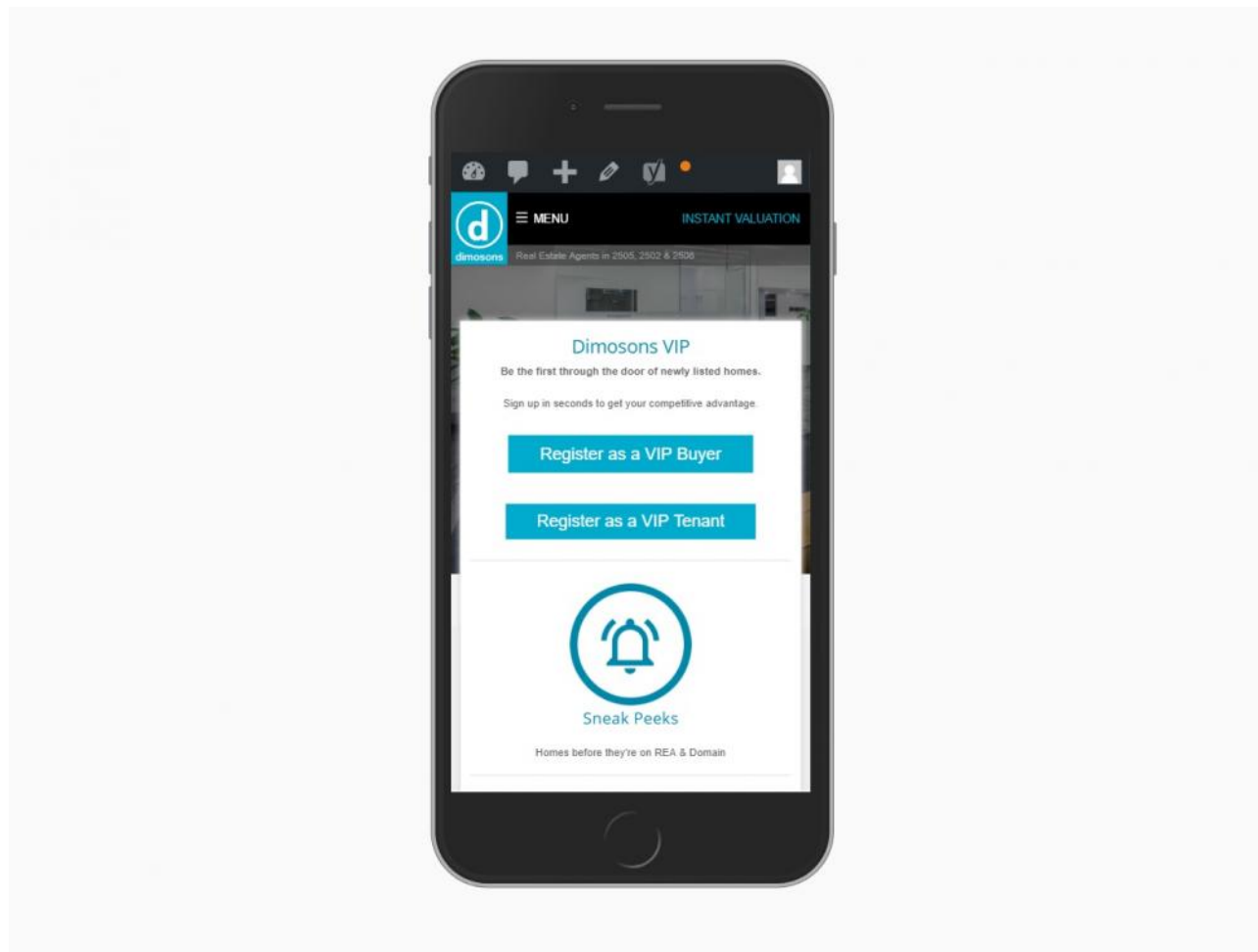
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<https://dimosons.com.au/reviews/>

[Instant Property Valuation](#)

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Links

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Help For Buyers

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Contact The Robert Dimovski Team



The Robert Dimovski Team

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Links

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

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