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## Property Details

**\$1,390,000 - \$1,440,000**

### Indulge in Opulence

Welcome to 118 Harbour Boulevard in Shell Cove. This masterfully renovated terrace home exudes New York terrace luxury inspiration from every angle, with its truly unique design qualities sure to appeal to any buyer looking to embrace an enviable designer lifestyle.

Upon entry, you will be impressed by the bespoke feature front door and designer staircase, and as you explore the lower level you will adore the decadent fireplace, floor to ceiling curtains, landscape lighting and manicured European inspired garden featuring predominantly native plants.

As you move to the upper level you will be drawn to the skylight that showcases the amazing dark timber flooring. The Main bathroom exudes luxury with brass tapware, marble sink and weather automated Velux skylight for natural light and airflow. The ultimate master suite features a full-length hard wood panelled built in robe with custom motion sensor LED lighting and shoe racks. The bespoke luxury ensuite features marble vanity with sinks, double shower, bronze tapware, handmade wall tiles and Kelly Wearstler lighting that sets the mood for total relaxation.

Conveniently situated close to the Shellharbour Marina's edge and perfectly located amongst walking tracks to all the amazing lifestyle features Shell Cove has to offer, this is your perfect opportunity to enjoy the best of both worlds and live the life you have been dreaming of.

### Property Features

Ducted air-con throughout the home, for comfort all-year round.

Floor to ceiling curtains throughout for additional elegance in every living space.

Enjoy a contemporary kitchen with a stone island benchtop, gas-cooktop, and both decorative and down lighting.

Separate media-room or fourth bedroom option downstairs.

Spacious second living/retreat area upstairs.

Master bathroom with floor and walled luxury hand-made tiles, marble sink, bronze tap and shower wear.

Bespoke designer spaces with true luxury finishes

Designed to have natural light pour throughout the home with enhanced fresh air cross flow.

Unwind in the decadent outdoor undercover alfresco area with custom landscape lighting.

Easy to maintain landscaped block with both front and rear private enclosed outdoor areas.

Handy storage solutions throughout.

Separate automatic-door two car garage.

Conveniently situated close to the stunning Shell Cove Marina, Killalea State Park, Links Golf Course, and retail precinct of Shellharbour Village.

Disclaimer: "The above information has been furnished to us by a third party. We have not verified whether or not the information is accurate and do not have any belief one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate"

## Property Information & Outgoings

### Key Features

Bespoke designer spaces with true luxury finishes.

Ultimate master suite features a full-length wood panelled built in robe, bespoke luxury ensuite and private balcony access

Conveniently situated close to the stunning Shell Cove Marina, Killalea State Park, and Links Golf Course

### Outgoings

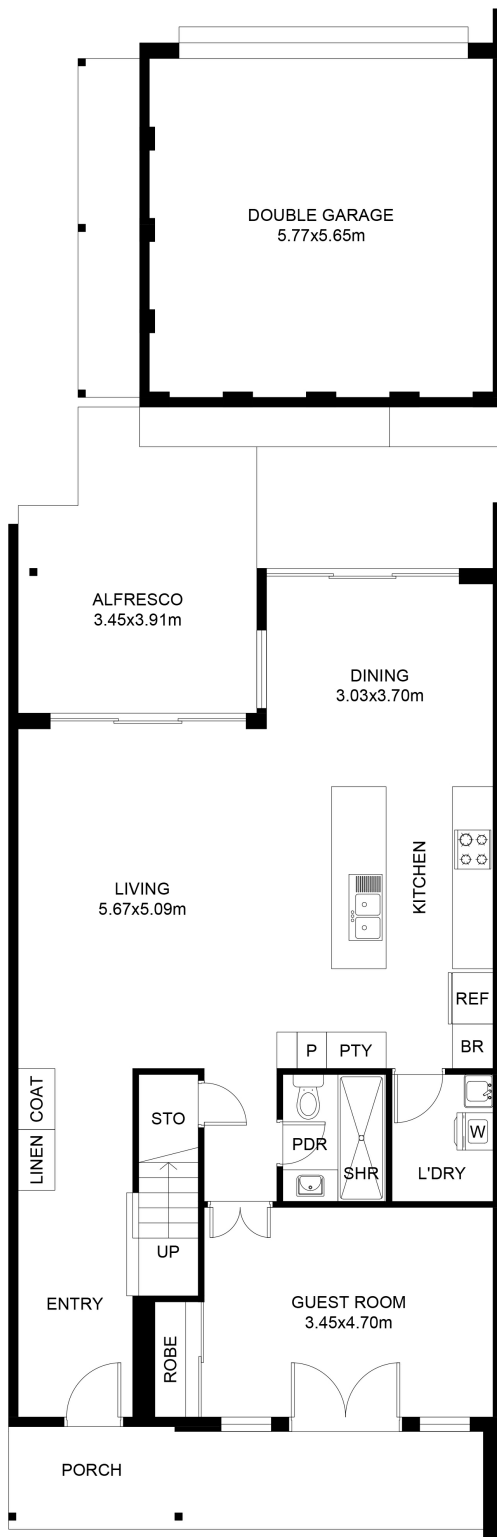
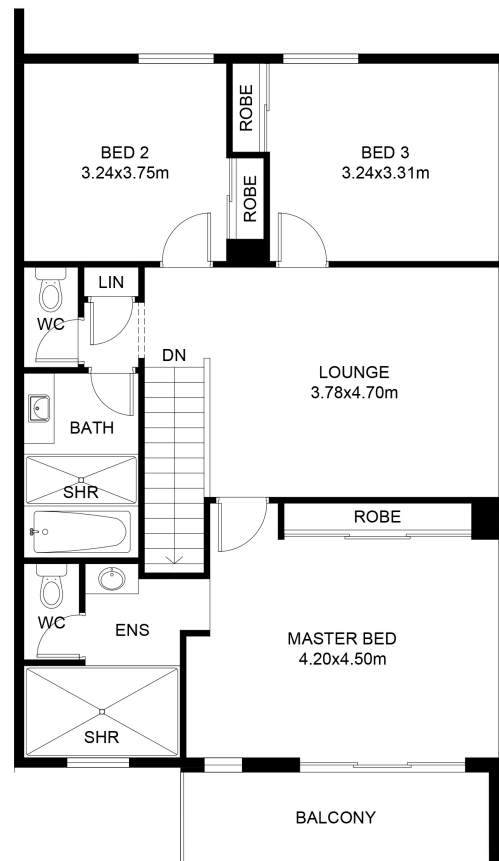
Council Rates - ~\$570 per quarter

Sydney Water - ~\$180 per quarter plus usage

### Incomings

Potential Rent: \$900 per week

## Floorplan


**GROUND FLOOR PLAN**

**FIRST FLOOR PLAN**

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

## 118 Harbour Boulevard, Shell Cove

## Photo Gallery









## Property Location



## Sale Contract

[Click to Download](#)

## Amenities

### Local School Catchment

<https://my.education.nsw.gov.au/school-finder>

### Recycling & Waste Collection Services

<http://www.shellharbourwaste.com.au/>

<http://www.wollongongwaste.com.au/>

### Local Hospitals

<https://www.islhd.health.nsw.gov.au/hospitals/shellharbour-hospital>

<https://www.islhd.health.nsw.gov.au/hospitals/wollongong-hospital>

### Public Transport

[http://www.premierillawarra.com.au/pdf/timetables/31-33-43\\_Timetable.pdf](http://www.premierillawarra.com.au/pdf/timetables/31-33-43_Timetable.pdf)

<https://transportnsw.info/>

### Shopping Centre

<https://www.stockland.com.au/shopping-centres/centres/stockland-shellharbour>

<https://www.warillagrove.com.au/>

<http://warrawongplaza.com.au/>

<https://www.wollongongcentral.com.au/home>

## Do you need to sell first?

### Selling your home

Our focus is to achieve the best possible result for the sale of your property. We want you to feel confident in us as your agent and for you to be updated and informed of the marketing and selling of your home.

If you would like us to [appraise your home](#), please let us know. It would be our pleasure to represent you and work with you.

## Purchasing a property through Coastside First National

Different agencies have different policies for prospective sales, this can of course seem daunting and overwhelming for a prospective buyer. If you would like to purchase one of our [listed properties](#), we would love to assist you.

When you have decided to proceed with making an offer, we require the following information to ensure we can help you efficiently.

Your full legal name/names or business name

The amount you wish to pay for the property

Your legal representative, including phone number, email and postal address

Your finance provider or bank

Any special conditions

Once we have this information, we can contact the vendor and advise them of the pending offer.

### **Please remember**

To make an offer through [Coastside First National](#) it is advisable to have

A selected conveyancer/solicitor to represent your matter

Pre-approval for your finance

Your home sold or ready to hit the market. Do you need assistance with this? We would love to [appraise your home](#)

## Conveyancers

### Why do I need a conveyancer?

Conveyancers prepare, clarify and lodge legal documents – e.g. contract of sale, memorandum of transfer

Research the property and its certificate of title – check for easements, type of title and any other information that needs addressing

Put the deposit money in a trust account

Calculate the adjustment of rates and taxes

Settle the property – act on your behalf, advise you when the property is settled, contact your bank or financial institution on when final payments are being made

### Some local conveyancers that we recommend

Amanda Smith - Active Property Conveyancing - [\(02\) 4225 0144](tel:0242250144) - [amanda@activeconveyancing.com.au](mailto:amanda@activeconveyancing.com.au)

Peter Franke - Heard McEwan - [02 4254 5267](tel:0242545267) - [pfranke@heardmcewan.com.au](mailto:pfranke@heardmcewan.com.au)

Sward Law <http://www.swardlaw.com.au/>

## Property Management services

### Property Management Services

First National Real Estate Coastside Shellharbour provides our customers with a great team who share a common vision, to provide our customers with the best possible service and to treat each and every property as if it were our own.

With over 60 years of combined experience in all facets of Real Estate, along with the latest technology and highest standard of processes, the team at First National Coastside Shellharbour is perfectly positioned to help you achieve the maximum outcome for your property.

Would you like us to assist you with [Property Management services](#)?



# Stamp Duty & NSW Government Incentives

## Stamp Duty Calculator

Stamp duty is a tax levied by all Australian territories and states on property purchases.

<http://stampduty.calculatorsaustralia.com.au/>

## Government Rebates (NSW)

There are a number of incentives available for property purchase within NSW.

<https://www.revenue.nsw.gov.au/grants-schemes>

# Mortgage Calculator

## Home Loan Calculator

Using First National Real Estate's online home loan calculator or mortgage calculator is the most convenient way to help you assess your mortgage payment options.

<https://www.firstnational.com.au/calculators>

## Sales Agent Details

Welcome to the marketing Campaign for 118 Harbour Boulevard, SHELL COVE.

We are the selling agents and if you have any queries please do not hesitate to contact either of us on the details below

### **Matt Hutchinson**

**M : 0423 507 488 E : [matt@coastsidefn.com.au](mailto:matt@coastsidefn.com.au)**

### **Rachel Hutchinson**

**M : 0401 850 581 E : [rachel@coastsidefn.com.au](mailto:rachel@coastsidefn.com.au)**