



Image is for illustrative purposes only and should be used as a guide only.

Lot 137 Shell Heights, Shellharbour



4



2



2

Lot Size: 452m²

The Location Shellharbour

A perfect place for your family | A perfect position to build and grow.

Location & Lifestyle

This is your opportunity to be part of a new community enjoying great views of the escarpment and rolling hills of Jamberoo Valley, close to everything that we have come to know as the Shellharbour Lifestyle. Offering the best beaches for a variety of water sports, from scuba diving to wind surfing, Shellharbour is by far the most relaxed place to raise your family. You are within walking distance of Shellharbour Junction Railway Station and easy access to the Freeway to Kiama or Wollongong. Other facilities like a commercial hub near the Railway Station and Early Childhood Day Care will be established as the community grows.

- 5km to Stockland Shellharbour
- 100m to Shellharbour Junction Train Station
- 100m Shellharbour Anglican School
- 3.1km to Shellharbour Village
- 3.4km to Killalea State Park
- 650m to Links Shell Cove Golf Course
- 22km to Wollongong

Home Design

Avoca 26 Trend Façade

The Avoca brings the elements of a modern attractive exterior together with an internal space of proportions that are not only clever in their design but also provide you with a truly flexible home. Ebb and flow has been the major direction of this homes design, providing for ease of living every day.

Inclusions

- LUX Specification
- Standard Site Costs
- Standard Basix including Slimline Rainwater Tank
- Gas connections (includes gas hot water system, gas appliances and bayonet where available)
- NBN provision including Hills Hub
- Hyne T2 Blue Termite resistant timber frame
- Rheem wall-mounted continuous hot water system
- Daikin Ducted Air-Conditioning
- Coloured Concrete Driveway and Front path
- 900mm Westinghouse Cooktop, Oven, Rangehood, Dishwasher and Microwave
- 2600mm High Ceilings to Ground Floor
- 20mm Caesarstone kitchen benchtops
- Tiles or Laminate flooring to entry, hallway, family room, kitchen and meals, carpet to remainder of dwelling
- Alfresco and Porch

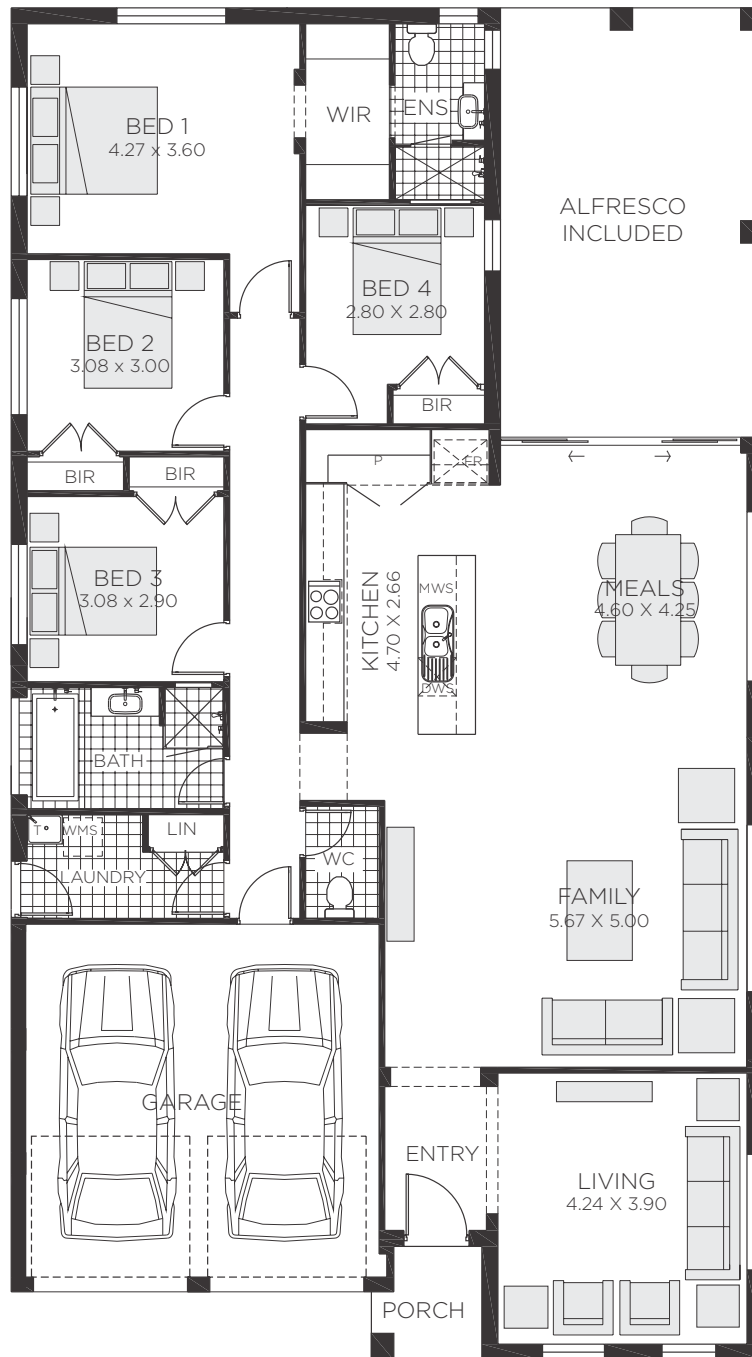
**For more information please contact:
Julian Frey 0402 926 735**



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Lot 137 Shell Heights, Shellharbour

Lot Size: 452m²

Living Area	179.37m ²	Alfresco	27.62m ²
Garage	33.31m ²	Total	243.16m ²
Porch	2.86m ²	Total	26.0 Squares

Disclaimer: Fixed for all lots with up to 1m of fall across the site. Real Price Packages are subject to availability, developers design review panel, bushfire requirements & statutory approval. One Real Price to be determined upon tender requests for individual lots and may vary due to site conditions and statutory authority requirements. Whilst every effort is made to provide accurate information images are for illustrative purposes and intended to provide a visual guide only. Refer to individual contracts for final details. Details are correct at time of printing and subject to change without notice or obligation. Printed September 2017.

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HOUSE & LAND PACKAGE

\$840,900



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Lot 130 Shell Heights, Shellharbour



4



2



2

Lot Size: 470m²

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Home Design

Kingston 26 Trend Façade

Zoning becomes ever important, especially when you're searching for a home of generous proportions and perfect everyday flow. King in proportions this design will deliver everything you need and want.

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- Alfresco and Porch

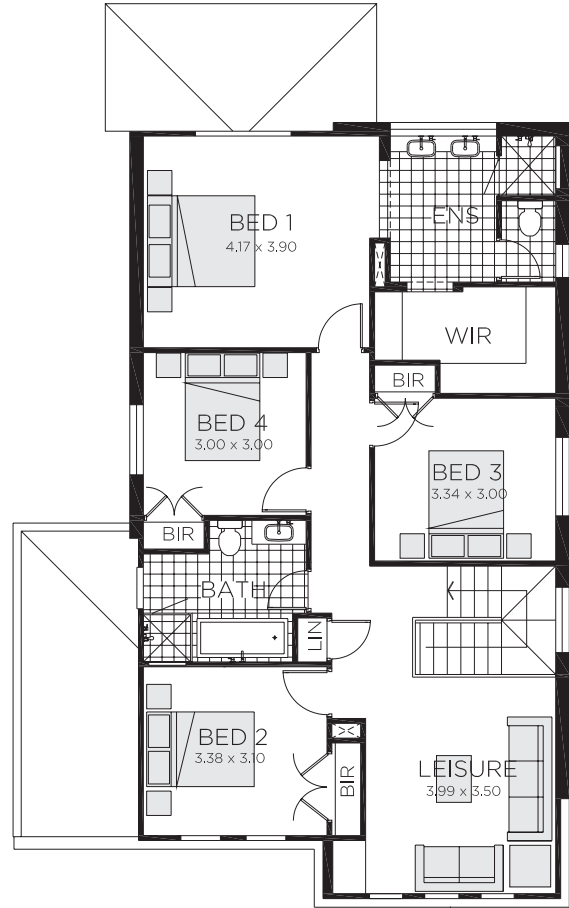
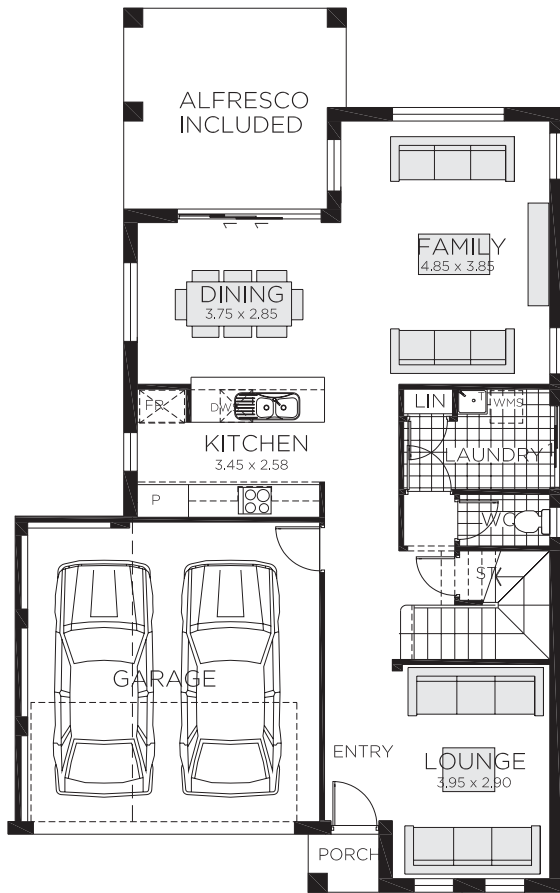
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Lot 130 Shell Heights, Shellharbour

Lot Size: 470m²

Ground Floor Living	84.33m ²	Porch	1.40m ²
First Floor Living	111.97m ²	Alfresco	14.51m ²
Garage	32.48m ²	Total	244.68m ² / 26.3 Squares

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