



4 Brookwater Crescent, Shell Cove

Property ID: 6485458

Price Guide \$1,450,000 - \$1,550,000



Land Area: 592 sqm



Monique Field

Principal - Monique Field Property

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Setting a New Standard in Luxury Real Estate

Setting a new standard in luxury real estate this architectural masterpiece has immaculate inclusions, uniquely designed and hand crafted with style. With its unparalleled views over the spectacular golf course to the ocean beyond, this home will truly take your breath away.

Set over two levels, and can be completely self-contained, allowing for flexibility of a teenage retreat, in-law accommodation, or the possibility of living in one and renting the other. The spacious downstairs 2-bedroom unit, (with the option for a third bedroom) has been earning a minimum of \$285 a night as a casual holiday let-providing a reliable income stream.

The bathrooms and powder room have superb travertine flooring. The bespoke vanities were designed by the owner and hand crafted by a local cabinet maker in recycled antique timber from India.

The top-of-the-line kitchen is unique in design and boasts an ilve Gas cook top and under bench oven, an integrated dishwasher, beer and wine fridge. The spacious butler's pantry is complete with ilve steam oven, microwave and a built-in coffee machine.

You will appreciate the extensive open-plan timber-floored kitchen; living and dining area which is complete with 15ft raked ceilings. This expansive area seamlessly connects to the wrap-around verandah and stunning private alfresco entertaining area-providing an amazing setting to entertain guests all year round.

The downstairs unit can be seamlessly integrated into the main living area by a dramatic flight of stairs, to create a magnificent expansive home if required. It includes two beautiful bedrooms and a large, relaxing reception room, which opens onto its own alfresco area. The bathroom boasts yet another stunning timber cabinet with twin vanities, a free standing bath, and also enjoys the enviable views. The unit includes a beautifully appointed kitchen, a full laundry room, a built-in study alcove and is complete with polished concrete flooring.

?4/5 Bedrooms, Master with ensuite and walk in robe

?Large double garage

?Outdoor shower

?Large store-room

?Two laundries

?Two undercover alfresco entertaining areas

?Under house storage.

?Fully fenced private backyard

?Walking distance to the "The Farm Beach", Killaela National Park, schools, fishing/dive spots, bushwalking tracks and pet friendly parks and the golf course

?Short drive to Shellharbour Village and Stockland Shellharbour shopping centre

Features

3 Phase Power

Area Views

Built-ins

Car Parking - Basement

Car Parking - Surface

Close to Schools

Living Area

Study



GROUND FLOOR

LOWER GROUND FLOOR

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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