



### 1/3 Panbula Place, Flinders FOR SALE



#### Peaceful Lifestyle in a Great Location

Nestled in a tranquil, elevated position on the high side of the street, this impeccably designed two-bedroom duplex offers a rare opportunity to enjoy serene bushland vistas. North-facing, allowing for plenty of sunshine to stream into the large open-plan living area. This home is ideal for first-time buyers, downsizers, or astute investors.

Step inside to discover oversized rooms throughout, accentuated by a spacious layout perfect for everyday living. The kitchen seamlessly flows into a dedicated dining space, creating an inviting meal and gathering atmosphere.

The two generously sized bedrooms include one with a built-in robe, providing ample storage space. The oversized bathroom is complete with a bath, shower, and double vanity, while a separate laundry room ensures convenience with flexible storage options.

Outside, a covered entertainment area is positioned directly off the kitchen and dining which is the perfect setting for a BBQ or a meal on a beautiful summer's evening. A fully fenced grassed yard, offering a safe and secure area of kids or pets to play.

Internal access to the oversized single garage with workshop/gym/home office space, an additional off-street car space, and ample under-house storage further enhance the practicality of this residence.

Centrally positioned near Shellharbour City Centre, Shell Cove Marina, Shellharbour Village, and the picturesque Lake Illawarra foreshore, this home promises a lifestyle of convenience and leisure. With excellent proximity to schools, beaches, and amenities, don't miss the chance to secure your slice of coastal living in this sought-after locale.

Call Monique Field today to arrange your inspection and envision the possibilities awaiting in this exceptional Shellharbour duplex.

Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.

#### Features



**Monique Field**

Principal - Monique Field Property

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**Phoenix Smith**

Associate - Monique Field Property

**M:** 0421 850 852

**E:** phoenix.smith@smileelite.com

**Open**

20th Jul 2024 @ 10:00AM - 10:30AM

Built-In Robes  
Dishwasher  
1 Living Area  
Pet Friendly  
Courtyard  
Remote Garage Door  
Split System A/C

**Land size**

236.00 Sqm



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Principal - Monique Field Property

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**E:** [monique.field@smileelite.com](mailto:monique.field@smileelite.com)



**Phoenix Smith**

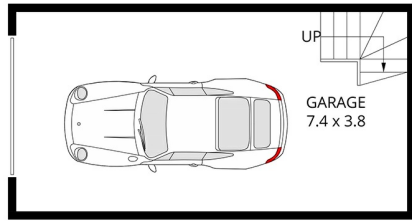
Associate - Monique Field Property

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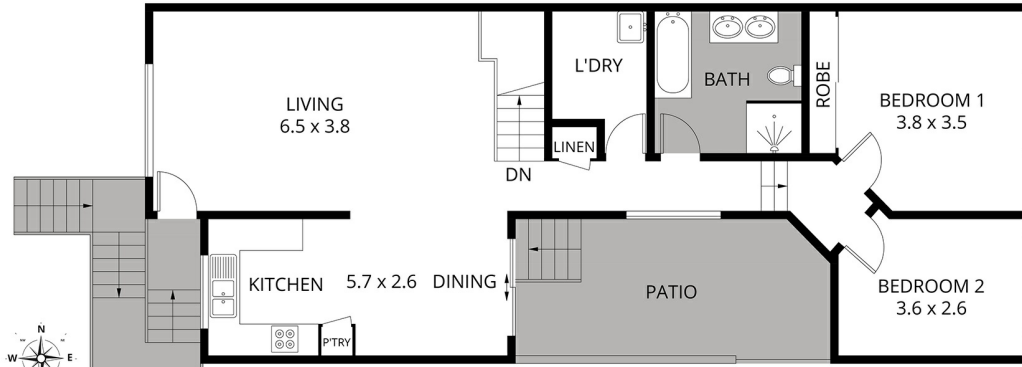
**E:** [phoenix.smith@smileelite.com](mailto:phoenix.smith@smileelite.com)

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LOWER LEVEL



GROUND LEVEL

Scale in metres. 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.