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Property Details

Price Guide \$1,200,000

Grand Proportions

Welcome to 25 The Circuit, Shellharbour NSW, Australia. This stunning single level property is now available for sale and offers a perfect blend of comfort and style in the highly sought-after and secure neighbourhood of Blackbutt Woods Estate.

Situated on a massive 804m² parcel of land, this immaculately maintained property with its modern design and convenient layout provides the perfect space for comfortable living. Featuring four bedrooms and two bathrooms, it provides ample space for the whole family. The master bedroom includes an ensuite for added convenience and built-in wardrobes in each bedroom offer plenty of storage space.

The open-plan living design provides multiple living areas with a seamless indoor to outdoor flow. With an undercover alfresco and a large, landscaped backyard that backs directly onto Blackbutt reserve, outdoor entertainment is made easy.

Additional highlights of this property include a double garage with single-garage drive-thru access, a landscaped front that creates a stunning street appeal for this beautiful home, reverse-cycle air conditioning and storage shed.

Located within close proximity to various amenities such as schools, shops, parks, and public transport options, this property offers convenience at your doorstep.

Property Features

- Open-plan design with multiple living areas
- Dedicated dining space overlooking the backyard
- Light filled kitchen opening onto a flexible family living space
- Master bedroom with built-in-wardrobes and ensuite
- Three other well sized rooms, all with built-in-robos
- Full bathroom with a bath and shower
- Reverse-cycle air conditioning
- Undercover alfresco area and large landscaped backyard
- Double garage with single car drive-thru

- Short stroll to Blackbutt Forest Reserve, buses, schools and the local corner store

Don't miss out on the opportunity to make this wonderful house your new home or investment property! Contact us today to arrange an inspection or find out more information about 25 The Circuit in Shellharbour.

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

804m² parcel of land
Open-plan design with multiple living areas
Convenient location - close to Shellharbour CBD and Marina

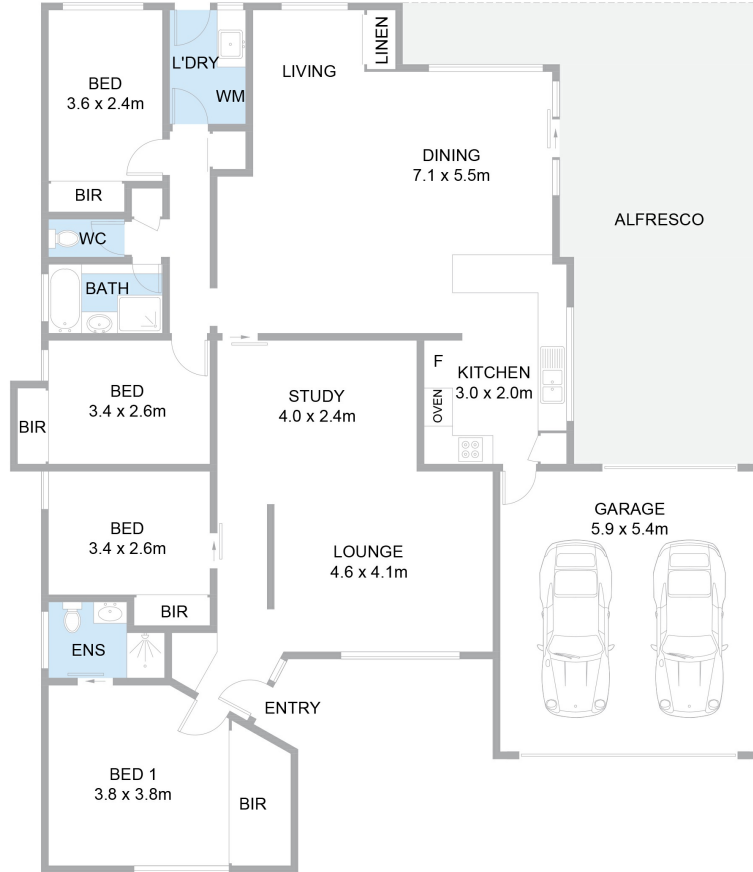
Outgoings

Council Rates - ~\$550 per quarter
Sydney Water - ~\$179 per quarter plus usage

Incomings

Current Rent: \$750 per week (expired lease)

Floorplan



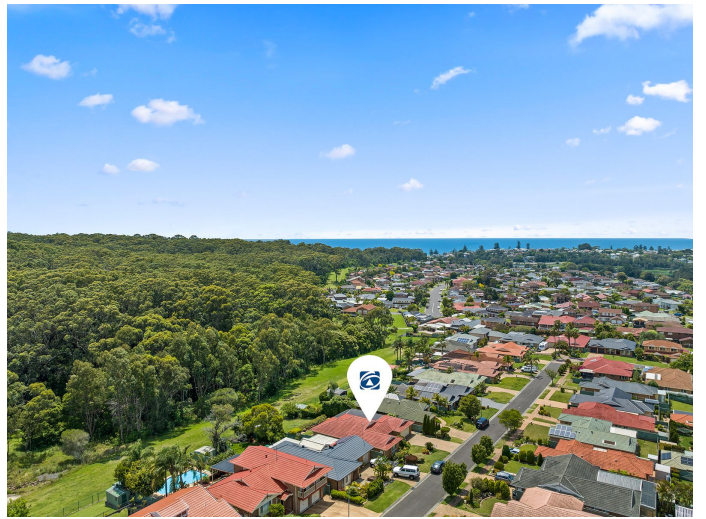
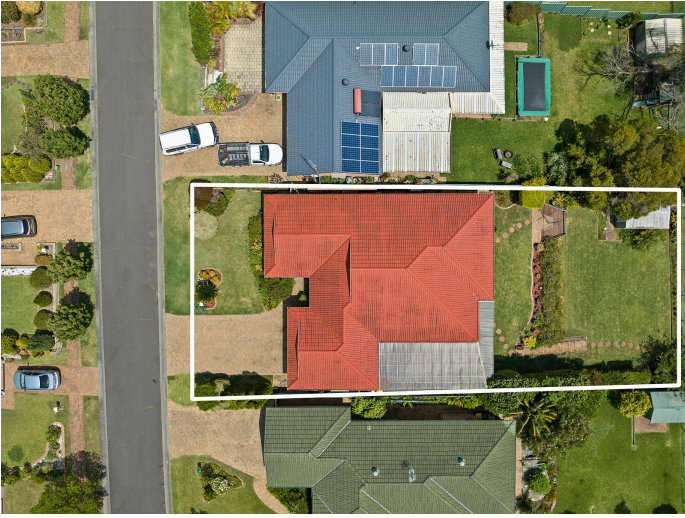
25 The Circuit, Shellharbour

Scale in metres. Indicative only. All information contained herein is obtained from sources we believe to be accurate. We cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries.

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

<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

Peter Franke - Heard McEwan - [02 4254 5267](tel:0242545267) - 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 25 The Circuit, SHELLHARBOUR.

I am the selling agent and if you have any queries please do not hesitate to contact me

Matt Hutchinson

M : 0423 507 488 E : matt@coastsidefn.com.au

