



## FOR SALE

### STYLISH WATERFRONT LIVING IN THE NEW NAUTILUS APARTMENTS

Positioned in the vibrant and highly sought-after Shell Cove Marina precinct, this beautifully presented ground-level apartment offers the perfect blend of lifestyle, convenience, and modern design. 17/45 Quayside Avenue, Shell Cove places you just moments from the buzzing Waterfront Town Centre. Step inside to discover a light-filled, contemporary interior featuring open-plan living and dining that flows seamlessly to a sleek modern kitchen. Enjoy morning walks along the harbour, weekend brunch at nearby cafés, and the relaxed coastal lifestyle that makes Shell Cove one of the South Coast's most desirable destinations.

#### Property Features:

- Two generous bedrooms, both with built-in wardrobes
- Master bedroom complete with private ensuite
- Spacious open-plan lounge and dining area
- Modern kitchen with quality appliances and ample storage
- Stylish main bathroom and internal laundry
- Under floor heating in both bathrooms
- Ground-level position for easy access
- Secure undercover car space with EV charging station
- Well-maintained complex in a premium marina-side location
- Gym, Swimming Pool and Roof Top entertaining

Whether you're looking to invest, downsize, or secure your own slice of waterfront living, this is an opportunity not to be missed. Phone Peter Bullman today for more information.

Strata \$1316 pq  
Council \$446 pq  
Water \$199 pq  
Rent \$800 pw

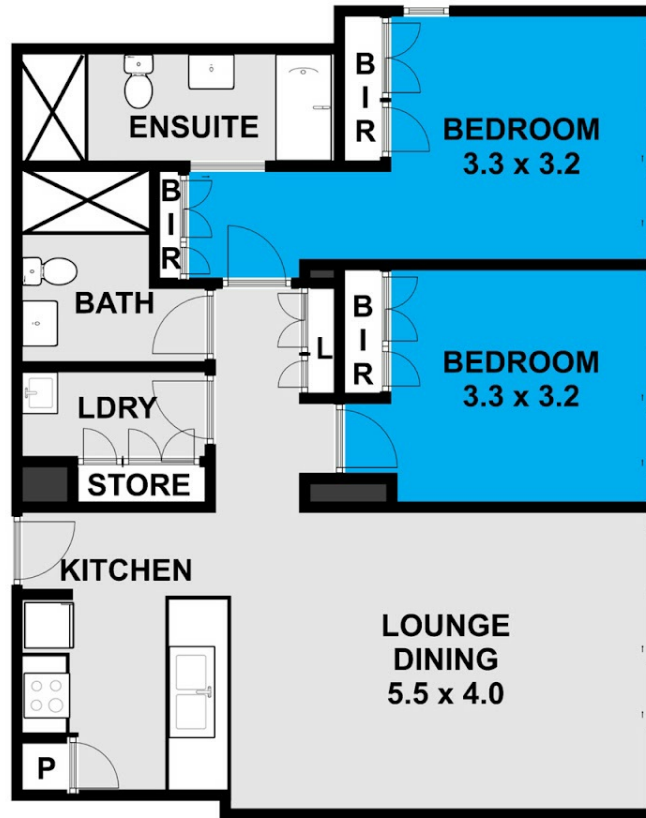
2 BED | 2 BATH | 1 CAR

PRICE:  
\$1,000,000

OPEN FOR INSPECTION:  
N/A



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All enquiries must be directed to the agent, vendor or party representing this floor plan.

**17/45 Quayside Avenue Shell Cove**

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.