

3 The Circuit , Shellharbour, NSW 2529**Auction**

House 5 3 2

**A Grand Single-Level Family Sanctuary**

Tucked away in a quiet circuit on an expansive 1,112sqm (approx.) battle-axe block, 3 The Circuit, Shellharbour delivers a rare combination of scale, privacy and sophistication in this spacious single-level residence, purpose-designed for large or extended families who value space, separation and lifestyle in equal measure.

Set well back from the street, the sense of seclusion is immediate. Beyond the entry, the home unfolds across an impressive and intelligently zoned floorplan, offering multiple living and accommodation areas that allow every generation to live comfortably, with the freedom to retreat or come together as needed.

At the front of the home, a welcoming living area and meals space creates the perfect everyday hub, ideal for relaxed family living or quiet mornings. Adjacent, a separate formal dining room provides a dedicated space for hosting and entertaining, seamlessly connected to the kitchen yet distinct enough to feel special and purposeful. This front zone alone offers a level of versatility rarely found in single-level homes.

The heart of the residence is the recently updated kitchen, showcasing contemporary finishes, induction cooking, dishwasher and generous storage. Designed for both function and flow, it connects effortlessly to multiple living areas, making it equally suited to large gatherings or day-to-day family life. The scale here is exceptional, reinforcing the home's ability to accommodate extended families without compromise.

Accommodation is equally impressive. The master suite is privately positioned and offers a true parents' retreat, complete with walk-in robe and ensuite bathroom. The remaining four bedrooms are all generous in size and fitted with built-in wardrobes, serviced by additional full bathrooms to ensure comfort and practicality for family members and guests alike.

Toward the rear of the home, a substantial lounge and adjoining study create a private living wing, perfectly suited for teenagers, extended family or overnight guests. This zone offers flexibility as a guest retreat, home office environment or quiet escape, reinforcing the adaptability of the floorplan and the home's multi-generational appeal.

Year-round comfort is assured with ducted air conditioning throughout, while sustainability and efficiency are standout features. An extensive 28kW Canadian Solar system paired with a Tesla battery significantly reduces ongoing energy costs, offering a future-focused approach to living.

Step outside and the lifestyle offering continues. A massive outdoor deck overlooks the saltwater swimming pool with feature water element, creating a resort-style

Listed By

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