

**8 Southern Cross Boulevard Bvd, Shell Cove, NSW 2529**

**\$1,490,000 - \$1,540,000**

House 4 2 2



## A Much-Loved Family Home, Ready for Its Next Chapter

Offered for sale for the very first time, 8 Southern Cross Boulevard is a home with heart. Lovingly maintained and cherished by its owners, this welcoming single level residence rests on a generous 858sqm approx. block, offering space, comfort and an enviable coastal lifestyle close to Shell Cove Marina.

### Open for Inspection

Sat, 10 Oct 2026 - 11:00 AM to 11:30 AM

There is a warmth to this home that comes from years of care. Established gardens and a neatly presented frontage create a welcoming first impression, while new carpet and fresh paint throughout bring a lovely sense of freshness to the interiors. The thoughtful layout provides room for family life to unfold, with separate lounge and dining areas offering a peaceful setting for special occasions or quiet evenings, complemented by a spacious family and meals area where everyone can come together.

At the centre of the home, the beautifully kept kitchen features timber cabinetry, generous bench space and a breakfast bar. Its connection to the everyday living areas and outdoor entertaining space makes it easy to stay part of the conversation, whether preparing a family meal or hosting friends.

Four comfortable bedrooms provide room for the whole family, with flexibility to create a home office or quiet retreat. The main bedroom enjoys its own walk-in wardrobe and ensuite, while the family bathroom includes a bath and shower. Plenty of storage throughout, a double garage and air conditioning enhance everyday comfort and practicality, while a 2.8kW solar system adds to the home's appeal.

Outside, the generous block is a wonderful part of the home's charm. An expansive covered entertaining area provides space for long lunches, family celebrations and relaxed afternoons overlooking the established backyard. With lawn, gardens and an outdoor spa, there is plenty of room to enjoy the sunshine, potter in the garden and create treasured memories with the people you love.

The location brings another layer of enjoyment to everyday life. Close to Shell Cove Marina, waterfront dining, cafés, shopping and scenic harbourside walks, this is a place where a morning coffee or an evening by the water can become part of your routine. Shellharbour Village, beautiful local beaches and The Links Shell Cove further enhance the coastal lifestyle, with schools, parks and everyday conveniences within easy reach.

Much loved, beautifully cared for and ready to welcome its next owners, this is a special opportunity to make a home of your own in an established Shell Cove setting.

### Listed By

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