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## Villa Shell , Sydney

### THE PERFECT LOCATION

With Ocean views and just a short 200m walk from the stunning Shelly Beach, this recently completed luxury home is the perfect place for a relaxing beach holiday.

The main living floor comprises a spacious lounge room, sunny internal courtyard and a stunning modern kitchen-dining area opening onto a terrace with outdoor kitchen and wood fireplace. The private garden beyond has a pool and cabana with a day bed. There are 2 single bedrooms on this level along with a full bathroom, additional guest toilet and separate laundry.

The Upper level of the house has views to the ocean and comprises the main bedroom with King size bed, ensuite bathroom and walk in wardrobe. Also on this level is a separate study with a single sofa bed. The lower level of the house has a separate TV room/4th Bedroom with the option of either a queen sized sofa bed or a full queen bed and an additional bathroom.

### LAYOUT

#### INSIDE:

##### Ground floor:

Bedroom 1: Single bed  
Bedroom 2 : Single bed

##### Upper level:

Bedroom 3: King sized bed with ensuite

##### Lower level:

Bedroom 4: Queen sized bed with ensuite

#### OUTSIDE:

Pool  
Terrace  
Garden

### FACTS

Prices from: upon request  
Sleeps: 6 Guests  
4 bedrooms

### SERVICES INCLUDED

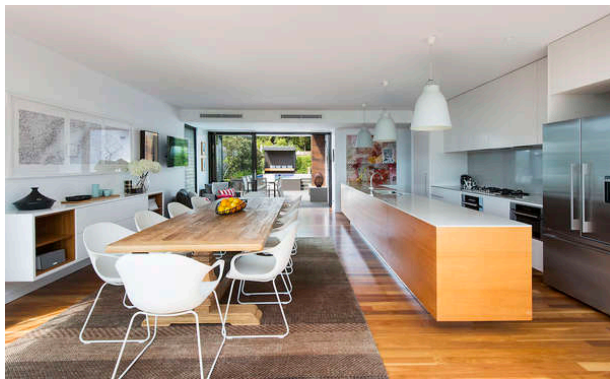
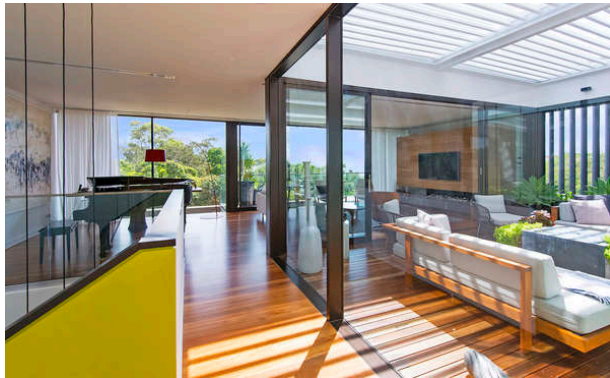
### DISTANCES

Airport: Sydney Airport, 50 minutes by car  
Town: 40 minutes by car

### PROPERTY FEATURES

DVD  
TV  
Hifi  
Telephone  
Wi-Fi  
Pool  
Childfriendly  
Parking

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