



## Palm Beach, 11 Illuka Road

### DEPOSIT TAKEN!

STYLISH EASY-LIVING, FULLY FURNISHED TOWNHOME

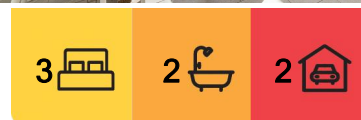
Located less than 100m from the sparkling Pittwater, in a prestigious Illuka Road position this uplifting, light-filled townhouse offers easy living and convenience. The Palm Beach village shops, cafes, restaurants, and public transport are all within a level stroll making this modern home instantly appealing.

Features include:

- Double French doors open to a spacious front balcony with pergola and Pittwater glimpses, perfect for relaxing or outdoor entertaining
- Bright, open-plan living and dining area adjoins a sleek, modern kitchen with quality appliances



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Lease**  
\$1,750.00 pw

**View**  
By Appointment

**Contact**  
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rentals@ljhpb.com.au

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**LJ Hooker Palm Beach**  
**(02) 9974 5999**

- Main bedroom with en-suite and double doors opening to a private patio overlooking the lush rear garden
- Two additional bedrooms with built-in robes, plus a spacious bathroom with convenient laundry facilities
- Large second living area on lower level can easily be converted into a fourth bedroom, opening onto a manicured lawn and easy-care gardens
- Undercover parking for two cars, ample storage, timber louvred windows, and reverse cycle air conditioning.

Combining style and comfort in a convenient location for the whole family, this property is perfect as a low-maintenance holiday house or a permanent residence.

**\*\* Please note that the property comes as Fully Furnished\*\***

Please contact Kristy Frazer on 0449 556 522 or at [rentals@ljhpb.com.au](mailto:rentals@ljhpb.com.au) with any questions or to arrange a private inspection.

## More About this Property

<b>Property ID</b>	BM2F6Z
<b>Property Type</b>	House
<b>Land Area</b>	317.9 sqm
<b>Including</b>	Ensuite Air Conditioning Built-in-Robes Close to Transport

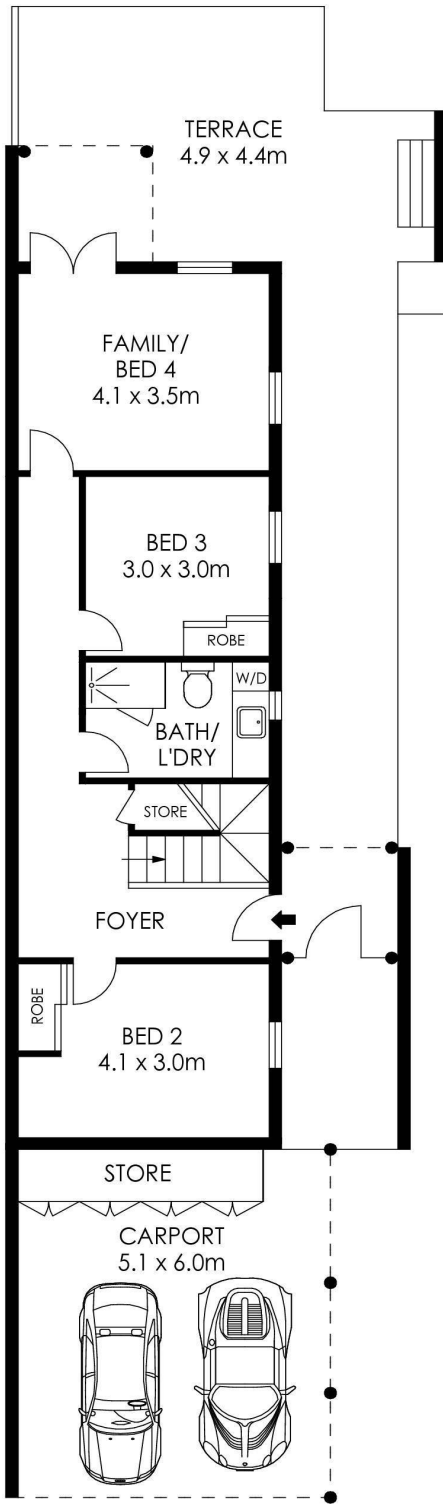
**Kristy Frazer 0449 556 522**  
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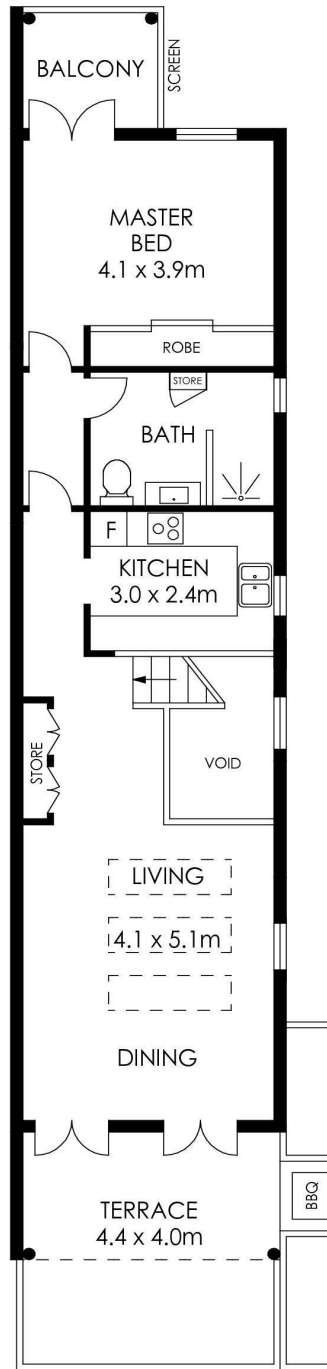


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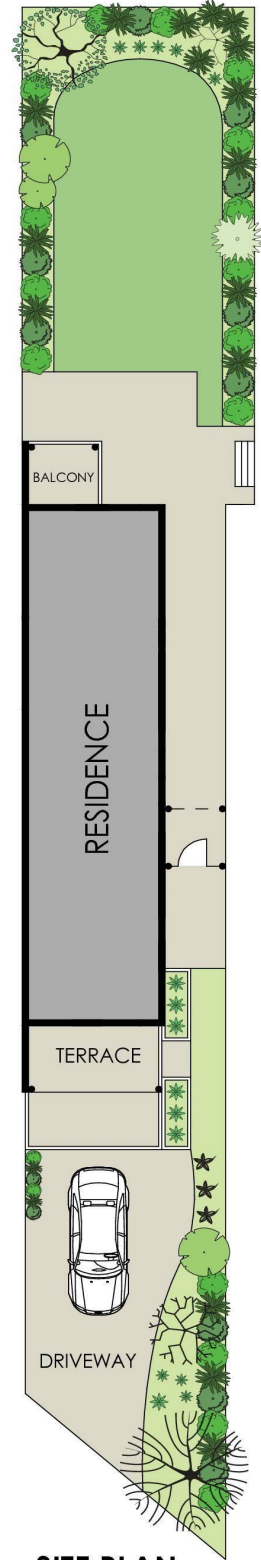
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**ENTRY LEVEL**



**UPPER LEVEL**



**SITE PLAN  
(NOT TO SCALE)**

APPROX. INTERNAL AREA = 130 m<sup>2</sup>  
 APPROX. EXTERNAL AREA = 21 m<sup>2</sup>  
 TOTAL = 151 m<sup>2</sup>  
 LAND SIZE = 324 m<sup>2</sup>

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



**11B Iluka Road, Palm Beach**

**LJ Hooker**

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