




461 Illaroo Road, Bangalee

6  3  5 

**wMust Sell, vendors committed elsewhere. Price Guide from \$2,100,000.**

**FOR SALE**  
AUCTION if not sold prior

**VIEW**  
By Appointment

**AGENTS**  
Linda Edwards  
0403 437 266  
linda.edwards@ljhooker.com.au

**AGENCY**  
LJ Hooker Nowra  
(02) 4421 2957

461 Illaroo Road is pure sophistication, and on offer for the first time! This home is a standout with everything you could ask for the large family and entertainers.

With 6 bedrooms, 2 with ensuites and family bathroom. There are multiple living areas inside and out. The kitchen is a chefs delight with double oven, huge island bench, large walk in pantry, servery to the outdoor entertaining/Barbeque area. This has a Northly aspect and views to Cambewarra Mountain.

The parents wing was added in 2000 and over looks the pool and rear entertaining area, the western wing has 5 bedrooms all with built in robes and a large rumpus room with beautiful timber floors.

A resort style pool will keep the family busy, the expansive covered outdoor area has to be seen to be believed!

The list of inclusions is impressive:

Zoned Ducted air conditioning.

Built in spa as part of the outdoor entertaining area.

19kw Solar electricity, solar hot water, new pool pump, new spa pump.

Electric fireplace in formal lounge and dining area, bar area.

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.

 **LJ Hooker**

Huge shed with high openings (6m) to fit a caravan, truck, boat and multiple cars. ( 18 x 7)  
 Carport between garage and house, manicured gardens and lawns.  
 2 x hotwater services, pool shed, garden shed.  
 Large cleared area at the rear of the block, perfect for the kids to kick a ball  
 or just be kids!  
 3 phase power to the house and shed.  
 Cool room for the large events!  
 Great investment for a holiday let on the South Coast.  
 There is over 500m2 of home, entertaining areas and garaging sitting on a 4004m2 level block.  
 5min walk to Cambewarra Estate Winery, 7km to Nowra.  
 Falling into Illaroo Road Public School catchment area and only 3.3km away.  
 This executive residence could be your dream home as it has been for the current family for 33 years.

PHONE LINDA EDWARDS 0403 437 266.

### MORE DETAILS

|               |   |
|---------------|---|
| Property ID   | 69DHSD  |
| Property Type | House   |
| Land Area     | 4004 m2   |
| Including     | Air Conditioning<br>Toilets (3)<br>Alarm<br>Pool<br>Spa<br>Balcony<br>Deck<br>Dishwasher<br>Workshop<br>Built-in-Robes<br>Remote Garage<br>Solar Panels |

#### Linda Edwards 0403 437 266

Licensed Real Estate Agent / JP / Member of the LJ Hooker Captains Club | [linda.edwards@ljhooker.com.au](mailto:linda.edwards@ljhooker.com.au)

#### LJ Hooker Nowra (02) 4421 2957

5/38-44 Berry Street, NOWRA NSW 2541  
[nowra.ljhooker.com.au](http://nowra.ljhooker.com.au) | [nowra@ljhooker.com.au](mailto:nowra@ljhooker.com.au)



LJ Hooker



LJ Hooker



LJ HOOKER





All attempts have been made to ensure the accuracy of this floor plan.  
 All measurements of doors, windows, opening direction, room measurements are approximate  
 and no responsibility is taken for any error, omission or misstatement this plan is for display purposes only and not to scale.  
 The total floor area is not a guarantee. Should be used as an approximation and not be used on the basis of valuation.

**461 Illaroo Road, Bangalee**