



13 Illawarra Crescent, Coomba Park

VIEWS AND VERSATILITY




It's time to move on from the family home.

After building a home for the family, the owners of 13 Illawarra Crescent, have made the decision to sell. This 5 double bedroom, 3 bathroom, 3 lounge room property was planned and built with a master builder, the old fashioned way-built to last; an excellent sold built home that gives a sense of strength and by simply closing a sliding door this home converts into a fully self contained dual occupancy, with separate entrances, making it suitable for the extended family, holiday rental or a B&B type accommodation.

The kids have gone and this beautifully-positioned home is ready for the next family or couple to enjoy 270-degree views of magnificent Wallis Lake. Perched high on the land and backing onto a reserve open area, gives a sense of space.

Sunrise to sunset there are stunning, ever-changing images of the lake and its reflections. The solid two storey home has a large, flowing feel with expansive bedrooms - all with lake views. The main bedroom is a massive 5.10 x 3.98 m with a large walk-in closet and a large, private covered patio.

The free-flowing kitchen and living allows light and access to all of the

5  3  2 

FOR SALE
\$944,000

AGENTS

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AGENCY

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house. Tiled throughout, the home is cool and has a wood burner and air conditioning —but with no electricity bills. A newly-installed large 10 kw solar system affords the new owners no on-going bill shocks.

Heaps of extra storage upstairs in the hallway is available and a large garage and workshop area on the ground floor, which includes an office, makes it perfect for a handyman or small business operator.

Coomba Park is an unspoiled village set right on the shores of the magnificent Wallis Lake, a haven for fishing, canoeing, water skiing and swimming and within walking distance to the boat ramp, new local pool and tennis court and just a short walk to the Aquatic Club. Only three hours from Sydney and 20 minutes to the outstanding beaches of Blueys Beach, Boomerang Beach and Elizabeth Beach. Forster-Tuncurry is 10 minutes by boat or 40 minutes by car.

This home is very well-priced and ready to sell. The vendor is realistic and ready to move to the next chapter. There are many features to the property so well worth an inspection.

The property inspections are by appointment only. Please contact Steve Atkins on 0488 788 169.

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MORE DETAILS

Property ID	1EENF5Y
Property Type	House
Land Area	1037 m2
Including	Ensuite Study Air Conditioning Toilets (2) Courtyard Balcony Deck Outdoor Entertaining Workshop Built-in-Robes Secure Parking Solar Panels Water Tank Liveability

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**13 Illawarra Crescent,
Coomba Park**

TOTAL: 288 m²
 BELOW GROUND: 19 m², FLOOR 2: 269 m²
 EXCLUDED AREAS: GARAGE: 240 m², STORAGE: 8 m², SCREENED PORCH: 22 m²,
 BALCONY: 24 m², COVERED PATIO: 10 m², PATIO: 43 m²,
 COVERED DECK: 23 m²

Floor Plan Measurements Are Approximate And Are For Illustrative Purposes Only.



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