

## Ferny Hills, 16 Illuta Avenue

### IMMACULATE FAMILY HOME - DUAL LIVING POTENTIAL!

16 Illuta Avenue is a family home located on an elevated 628m<sup>2</sup> block in the heart of Ferny Hills. Boasting great street appeal and with proximity to schools, childcare, shopping and parks this home offers a fantastic lifestyle for first home buyers, renovators and those looking to invest in the area.

Offering a versatile layout over two levels, with 3 bedrooms upstairs and multipurpose rooms downstairs, there is plenty of space for everyone to relax and unwind. Upstairs features polished floors and ceiling fans throughout. There are 3 good sized bedrooms, two with built-in robes and the main bedroom features French doors which open to a private balcony. These bedrooms are serviced by a large family bathroom with separate bath. The air-conditioned living room is a good size which connects to the light filled dining room and well-appointed kitchen, with ample bench space and storage. The dining room opens onto the covered deck, a perfect spot for alfresco dining and enjoying a drink while



**For Sale**  
Contact Agent

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the children run and play in your fenced backyard. There is also a paved area downstairs for additional outdoor entertaining and a workshop.

Downstairs features 3 separate multipurpose rooms (not quite legal height), all with security screens and options to utilise this space as a teenage retreat, guest area, or home office. There is also a 2nd bathroom downstairs, with a large internal laundry and internal stairs. While this home is move in ready, there is plenty of potential to renovate and value-add to your new home.

Additional features include a water tank, side access with shade sail and veggie patch.

Contact Jonathan Wein for more information on 0430 485 430.

#### Features:

- \* 3 bedrooms with ceiling fans, 2 with built-in robes
- \* Main bedroom with French doors opening to balcony
- \* 2x utility rooms used as 4th & 5th bedroom
- \* Air-conditioned living room
- \* Well appointed kitchen with ample storage and bench space
- \* Dining room
- \* Huge utility room used as rumpus / second living / study
- \* Polished floors and ceiling fans throughout
- \* Internal stairs
- \* Large bathroom with separate bath
- \* 2nd bathroom downstairs
- \* Covered entertaining deck with leafy outlook
- \* Large internal laundry
- \* Workshop
- \* Double carport
- \* Water tank
- \* Side access + shade sail
- \* Low maintenance gardens

#### Location:

- \* 250m to Willmore Kindergarten & Preschool
- \* 450m to Ferny Hills State School & 1.7km to Ferny Grove State High catchment schools
- \* 500m to Ferny Hills Aquatic Centre
- \* 750m to George Willmore Park
- \* 800m to Local Shops
- \* 1.3km to Ferny Grove Train Station
- \* 1.5km to Arana Hills Library
- \* 2km to Arana Hills Plaza
- \* 2.3km to Arana Hills Leagues Club
- \* 2.6km to Grovely TAFE
- \* 2.9km to St Andrews Catholic School
- \* 3.3km to Great Western Shopping Centre
- \* 4.7km to Blackwood Street café precinct & Jan Power Markets
- \* 4.9km to Brookside Shopping & Sunday Markets

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## More About this Property

<b>Property ID</b>	1TBAF1H
<b>Property Type</b>	House
<b>Land Area</b>	627 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (2) Balcony Deck Floorboards Workshop Built-in-Robes

### Jonathan Wein 0430 485 430

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Sales Consultant " The Jonathan Wein Team |  
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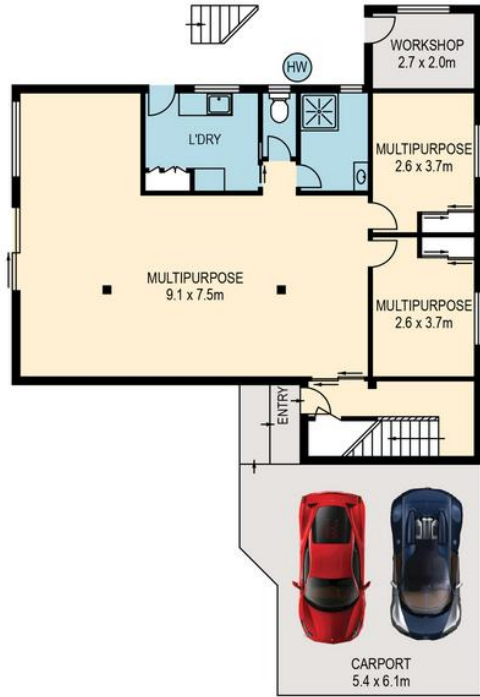
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LOWER LEVEL



UPPER LEVEL



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

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internal	216sqm
external	53sqm
total	269sqm



16 ILLUTA AVENUE

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