







17B Illawong Way, Kingsley

PARKSIDE LIVING IN A PEACEFUL LOOPED LOCATION

EXPRESSIONS OF INTEREST - CLOSING DATE : MONDAY 1 JUNE 2026
(If not sold prior) - Price guide - Offers over $800,000 considered

Perfectly positioned opposite the leafy Perfectly positioned opposite the leafy tranquility of Illawong Park, this solid brick and tile duplex half offers an exciting opportunity to secure a foothold in the ever-popular suburb of Kingsley.

Set within a whisper-quiet looped street, the setting is every bit as appealing as the potential on offer.

Yes, she's a little tired - but beneath the surface lies a home with great bones, generous proportions, and plenty of scope to add value. Whether you are looking to renovate, invest, or create something truly your own, this is a chance to roll up your sleeves and reap the rewards.

- * Should you wish to make a non binding offer, please copy and paste this link below into your browser and follow the prompts

https://prop.ps/l/0d8EoXlWaPnA

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.

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FOR SALE
Expressions of Interest

AGENTS

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AGENCY

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LJ Hooker

FEATURES:
- Solid brick and tile duplex home built in 1978
- Welcoming entry leading through to the open plan kitchen and dining area
- Spacious family lounge with room to spread out - with air conditioning unit
- 3 good sized bedrooms
- Central family bathroom
- Separate laundry
- Covered alfresco overlooking the pool area - ready to be revived for summer entertaining
- Tunnel garage with electric roller door
- NO STRATA FEES

LOCATION HIGHLIGHTS:

Positioned for lifestyle and convenience, everything you need is within easy reach. Enjoy morning strolls through Illawong Park or venture a little further to the natural beauty of Lake Goollelal and Yellagonga Regional Park. Local shops, cafes and essentials are just around the corner, while Greenwood Station offers an easy commute.
Families are well catered for with a range of schooling options nearby, including The Montessori School within walking distance, local primary schools just minutes away, and inclusion in the sought-after Greenwood College catchment.

DISTANCES (approx.):
- 150m to local shops
- 500m to Lake Goollelal
- 700m to Montessori School
- 1.5km to Kingsway Shopping Centre
- 1.6km to Dalmain Primary School
- 2.5km to freeway access

With the park quite literally across the road and a peaceful neighbourhood feel all around, this is an opportunity to secure a well-located home with plenty of upside.

DON'T MISS OUT.....CALL TEAM SHEPPARD ON 0420 216 066 or 0433 275 080

MORE DETAILS

Property ID	5GXFFFB
Property Type	House











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