



11 Illaroo Place, Mona Vale

An Exceptional Opportunity in Woodlands Estate

Set within the manicured, leafy surrounds of the prestigious Woodlands Estate, this impeccably presented dual-level townhouse offers refined, low-maintenance living with exceptional privacy and natural light. Designed to capture its prized north-east aspect, the home features a highly functional layout with seamless indoor-outdoor flow to sun-drenched courtyards, all within a short, level stroll of Mona Vale village.

Peacefully positioned in a private, non-through street, this turn-key residence offers a rare opportunity for downsizers, families and investors seeking lifestyle, convenience and community close to beaches, cafes, transport and Pittwater.

Property highlights

- Dual level rendered brick townhouse in a quiet cul-de-sac
- Prized north-east aspect
- Light-filled living and dining zones opening to front and rear courtyards
- Renovated kitchen with stone benchtops and gas cooking, premium appliances and excellent storage
- Expansive, leafy rear courtyard ideal for entertaining plus

3 2 3

FOR SALE

Auction

AGENTS

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AGENCY

LJ Hooker Newport

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



- additional front courtyard
- Three generous bedrooms with built-ins, including a master with ensuite and private balcony, plus a second bedroom with its own balcony.
- Beautifully presented bathrooms, internal laundry and separate guest powder room
- Ducted air conditioning and abundant storage throughout
- Lock-up garage with internal access plus two additional parking spaces
- On a private, non-through road within this tightly held community
- Moments from cafes, shops, B-Line city buses, schools, parks, Mona Vale Beach and the shores of Pittwater.
- Unbeatable "walk to everything" setting at the heart of Mona Vale.
- Turn-key ready, low-maintenance living with access via Waratah Street

PEST & BUILDING REPORT:

We use BeSafe Inspections for Pest & Building Reports. You can purchase the report via the link below:

<https://property.besafe.com.au/reports/6795-building-and-pest-inspection-unit>

Disclaimer:

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MORE DETAILS

Property ID	1AYXG5W
Property Type	Townhouse
Land Area	273.2 m2

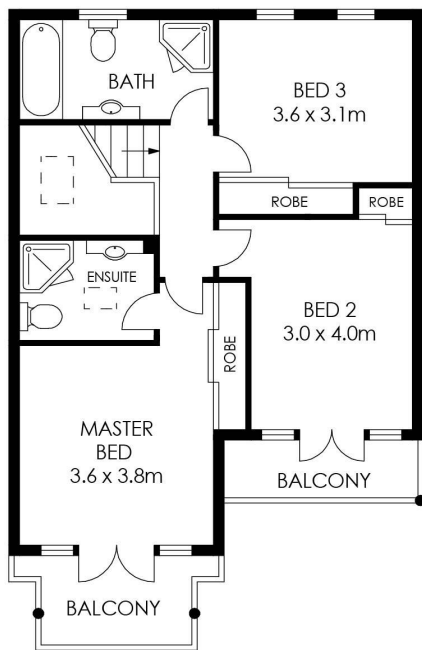
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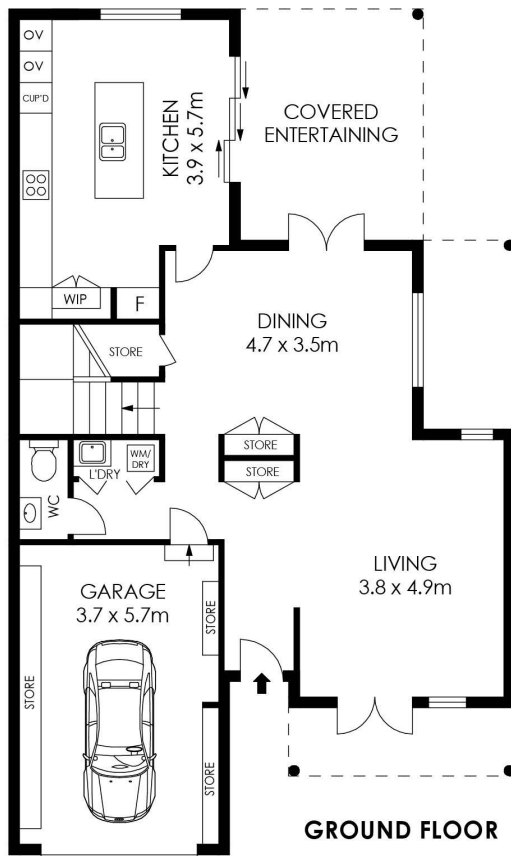
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FIRST FLOOR



GROUND FLOOR



SITE PLAN
(NOT TO SCALE)

APPROX. INTERNAL AREA = 162 m²
 APPROX. EXTERNAL AREA = 35 m²
 TOTAL = 197 m²
 LAND SIZE = 273.2 m²

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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