



11 Illaroo Place, Mona Vale

3 2 3

An Exceptional Opportunity in Woodlands Estate

FOR SALE
Auction

AGENTS

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AGENCY

LJ Hooker Newport
(02) 9979 1111

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

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.



- 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:

All information contained herewith, including but not limited to the general property description, price and the address, are provided to LJ Hooker Newport by third parties. We have obtained this information from sources we believe to be reliable; however, we cannot guarantee its accuracy. The information contained herewith should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website.

MORE DETAILS

Property ID	1AYXG5W
Property Type	Townhouse
Land Area	273.2 m2

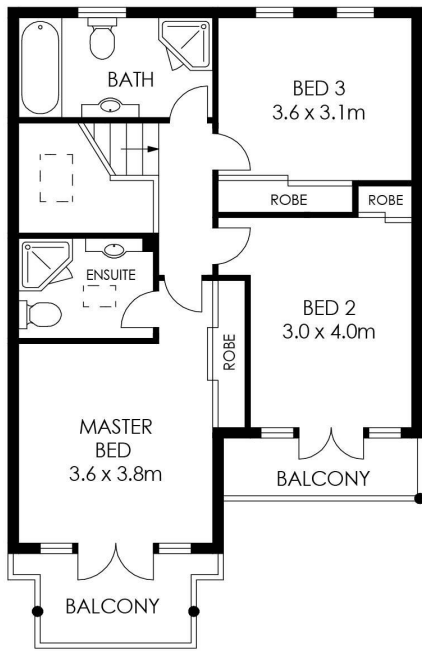
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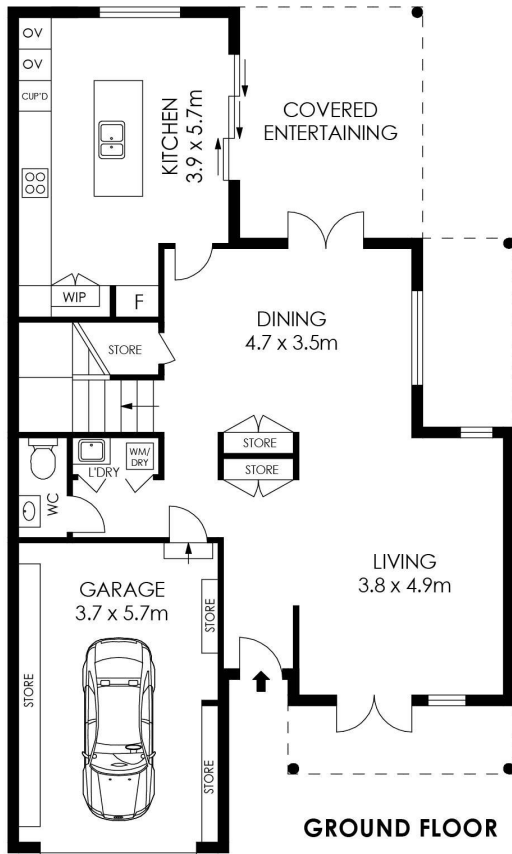
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FIRST FLOOR



GROUND FLOOR



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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