






11 Iluka Road, Palm Beach

## Stylish Easy-Living Townhouse in Palm Beach Village

Located less than 100m from the sparkling Pittwater, in a prestigious Iluka Road position this uplifting, light-filled townhouse offers easy living and convenience. The Palm Beach village shops, cafes, restaurants, and public transport are all with-in a level stroll making this modern home is instantly appealing.

- Solidly built townhouse, recently renovated and completely refreshed
- Double French doors open to a spacious front balcony with pergola and Pittwater glimpses, perfect for relaxing or outdoor entertaining
- Bright, open-plan living and dining area adjoins a sleek, modern kitchen with quality appliances
- Main bedroom with en-suite has a restful ambiance and double doors opening to a private patio overlooking the lush rear garden

3  2  2 

### FOR SALE

Guide \$3.8m

### VIEW

Sat 6th Jun @ 1:00PM - 1:30PM

### AGENTS

Peter Robinson  
0401 219 077  
peter.robinson@ljhooker.com.au

Angus Abrahams  
0488 007 236  
angus.abrahams@ljhooker.com.au

### AGENCY

LJ Hooker Palm Beach  
(02) 9974 5999

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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- Two additional bedrooms with built-in robes, plus a spacious bathroom with convenient laundry facilities
- Large second living area on lower level can easily be converted into a fourth bedroom, opening onto a manicured lawn and easy-care gardens
- Undercover parking for two cars, ample storage, timber louvred windows, and reverse cycle air conditioning

Combining style and comfort in a convenient location for the whole family, this property is perfect as a low-maintenance holiday house or a permanent residence.

## MORE DETAILS

Property ID	BT5F6Z
Property Type	House
Land Area	317.9 m2
Including	Ensuite Built-in-Robes Close to Transport

### Peter Robinson 0401 219 077

Principal & Peter Robinson Real Estate Pty Ltd CLN 10121506 | peter.robinson@ljhooker.com.au

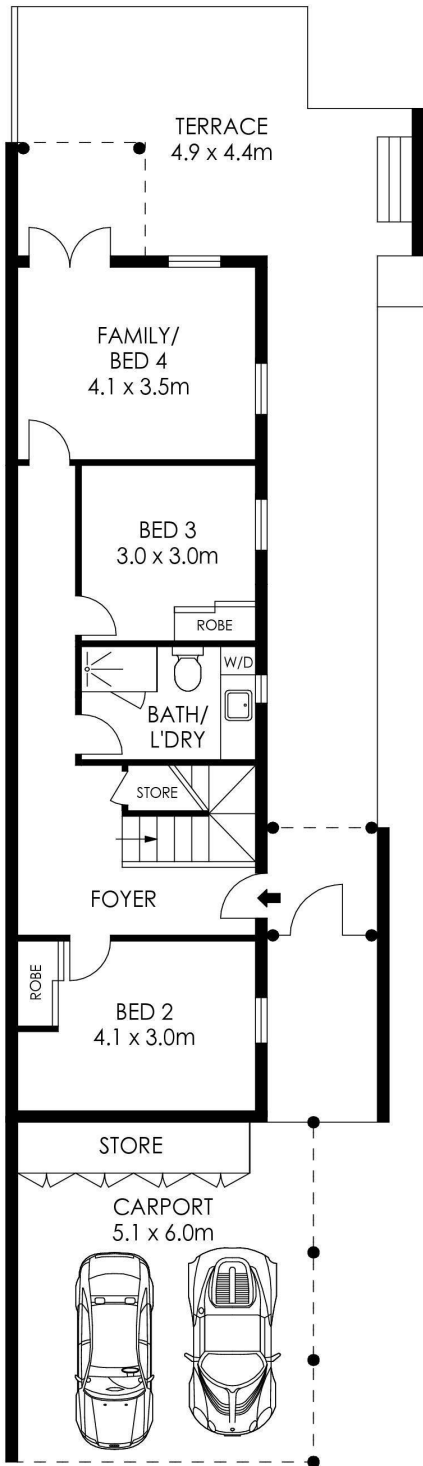
### Angus Abrahams 0488 007 236

Licensed Real Estate Agent | angus.abrahams@ljhooker.com.au

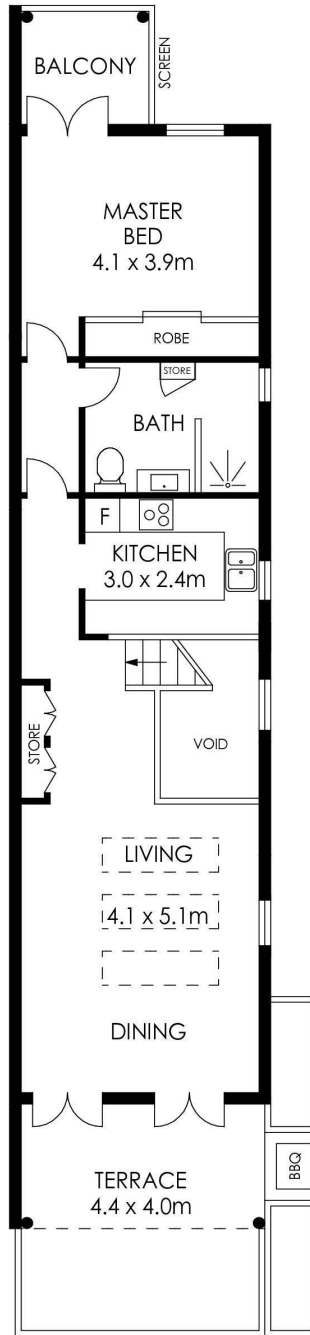
### LJ Hooker Palm Beach (02) 9974 5999

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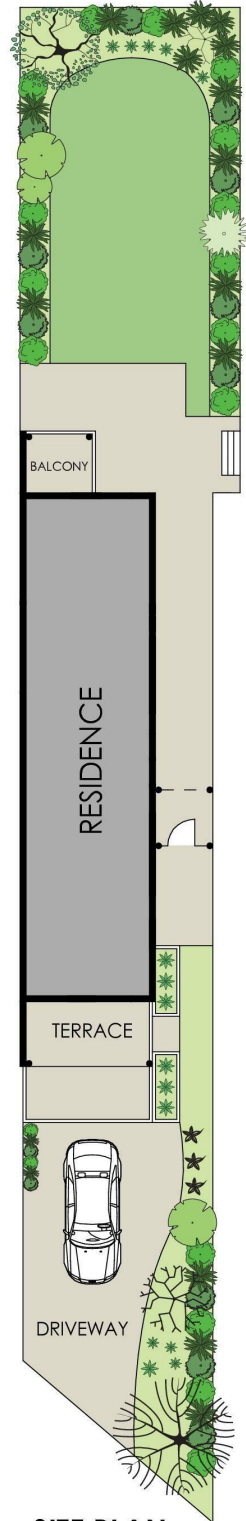




**ENTRY LEVEL**



**UPPER LEVEL**



**SITE PLAN  
(NOT TO SCALE)**

APPROX. INTERNAL AREA = 130 m<sup>2</sup>  
 APPROX. EXTERNAL AREA = 21 m<sup>2</sup>  
 TOTAL = 151 m<sup>2</sup>  
 LAND SIZE = 324 m<sup>2</sup>

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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