



11 Iluka Road, Palm Beach

Stylish Easy-Living Townhouse in Palm Beach Village

Expressions of Interest Close: Wednesday 22nd April, 3pm

Located less than 100m from the sparkling Pittwater, in a prestigious Illuka 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
EOI Guide \$3.8m

VIEW
By Appointment

AGENTS
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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

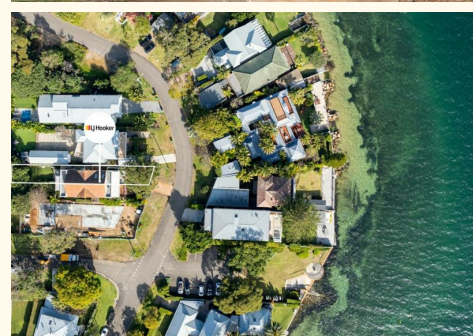
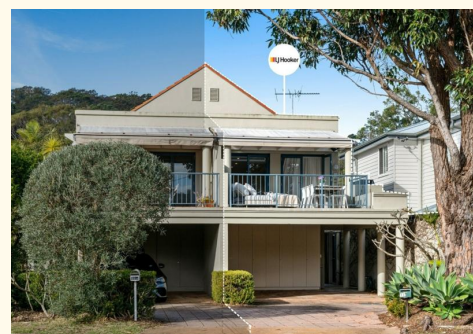
Property ID	BT5F6Z
Property Type	House
Land Area	317.9 m2
Including	Ensuite Built-in-Robes Close to Transport

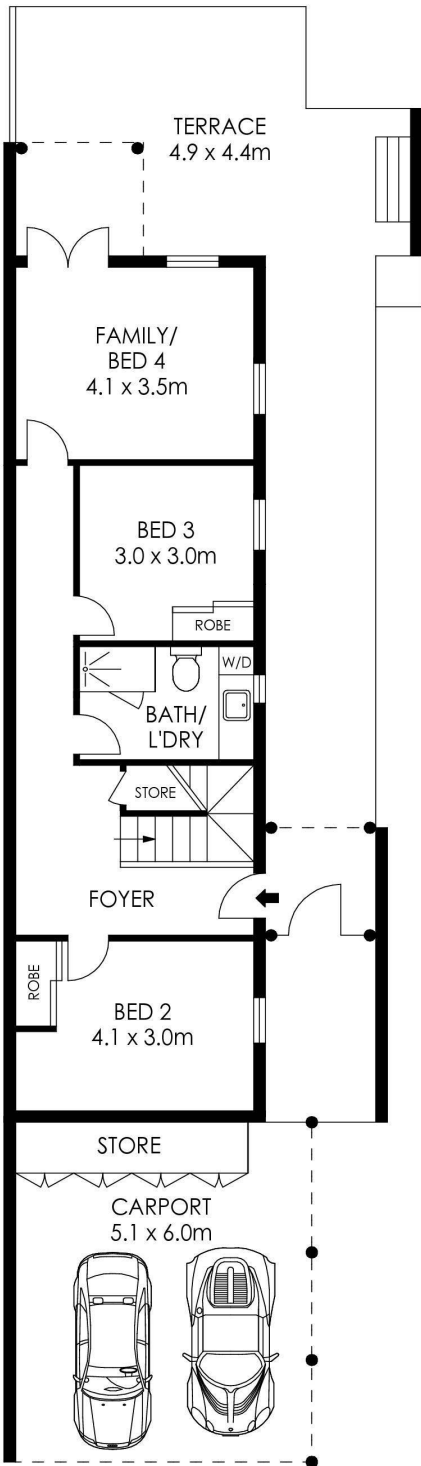
Peter Robinson 0401 219 077

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

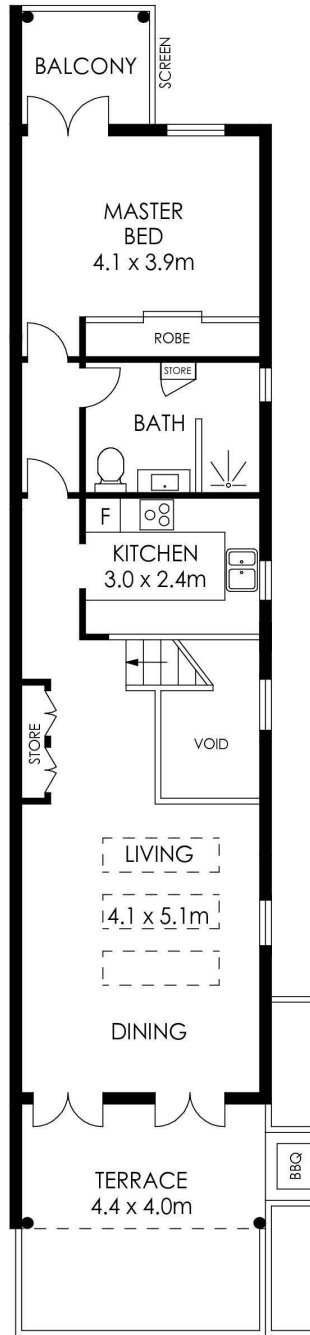
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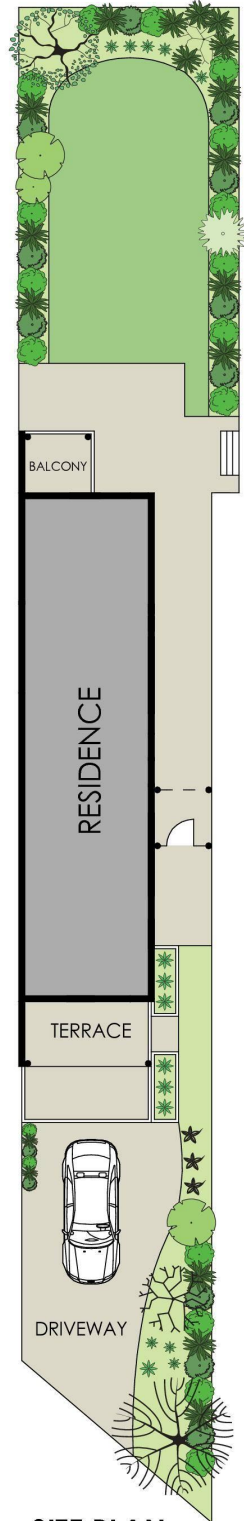




ENTRY LEVEL



UPPER LEVEL



**SITE PLAN
(NOT TO SCALE)**

APPROX. INTERNAL AREA = 130 m²
 APPROX. EXTERNAL AREA = 21 m²
 TOTAL = 151 m²
 LAND SIZE = 324 m²

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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