



## South West Rocks, 21 Athol Elliott Place

### Special Family Home

This lovingly maintained family home, situated on a level 678sqm block in a quiet cul-de-sac has come on the market for the first time in two decades.

The current owners are downsizing and offering the property in an original and immaculate condition ready for a new family to enjoy.

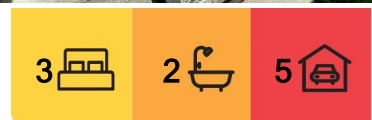
Stroll to the golf course in just minutes via dedicated walkways connected to the street and only minutes to the shops, school, cafes and beautiful beaches of South West Rocks.

The home consists of three spacious bedrooms, the main with its own ensuite. The family bathroom is spacious and conveniently located for the two other bedrooms.

The well-equipped kitchen has loads of cupboard and bench space and the family area leading off it, is perfect for casual dining or a second living space.

A formal lounge and separate dining room for entertaining complements the overall ambience of the home.

A double garage under the main roof has a remote controlled garage door and internal access.



**For Sale**  
\$940,000

**View**  
By Appointment

**Contact**  
**Ken Tassell**  
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**Disclaimer:** 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.

**LJ Hooker South West Rocks**  
**(02) 6566 6313**

Step outside to the fully fenced, level and manicured yard with established plants and fruit trees or enjoy the outlook from your private jacuzzi, tucked away in its own corner of the covered alfresco.

A fully sealed driveway extends down the entire length of the property to a free-standing shed in the rear yard, complete with workbenches and an attached carport for the boat, van, trailer or extra vehicle.

Call us to arrange an inspection of this truly exceptional family home.

## More About this Property

|               |   |
|---------------|---|
| Property ID   | BV9F7A  |
| Property Type | House   |
| Land Area     | 678 m <sup>2</sup>  |
| Including     | Ensuite<br>Ducted Cooling<br>Ducted Heating<br>Toilets (2)<br>Spa<br>Courtyard<br>Outdoor Entertaining<br>Built-in-Robes<br>Secure Parking<br>Fully Fenced<br>Remote Garage |

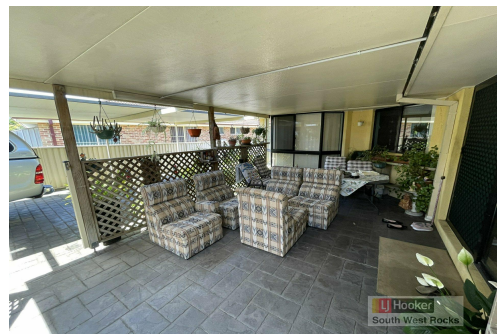
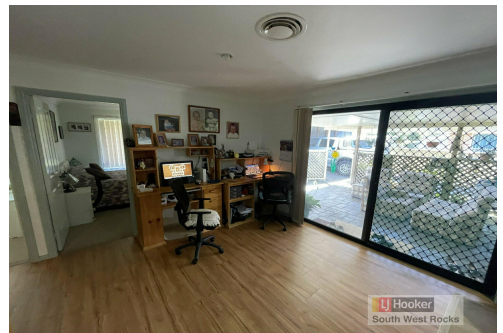
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