

## Surrey Downs, 37 Illyarrie Avenue

### HOME, SWEET HOME!

Auction Location: On-Site

Discover your ideal family sanctuary nestled in the heart of Surrey Downs! This inviting three-bedroom home situated on a generous 600m<sup>2</sup> (approx.) allotment exudes contemporary comforts in a desirable and sought-after location. Constructed in 1978, this home perfectly accommodates a range of lifestyles, whether you're a first-time buyer, a growing family, downsizing, or seeking a savvy investment opportunity. Radiating with natural light, the interior showcases contemporary colour schemes and has been recently repainted throughout, creating a welcoming ambiance. The updated kitchen is equipped with a gas cooktop, oven, and stainless-steel dishwasher, perfect for culinary adventures and casual dining. Step outside to discover a spacious outdoor area complete with a pitched pergola, ideal for entertaining guests, a grassed area for the kids or family pet to play, and a double car garage with a workshop space. With its prime location near shopping hubs, schools, and



**For Sale**  
Auction (\$630,000)

**View**  
[ljhooker.com.au/29YEGJU](https://ljhooker.com.au/29YEGJU)

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public transport, this home is truly perfectly positioned for convenience.

Features you will love:

- \* Three bedrooms, master with built-in robe and ceiling fan
- \* Spacious light-filled lounge room and dining area
- \* Updated kitchen with gas cooktop, oven and stainless-steel dishwasher
- \* Evaporative air-conditioning and R/C split system in lounge room offering year-round climate control
- \* Recently repainted and modern colour schemes throughout
- \* Roller shutters in lounge room and all bedrooms
- \* Pitched pergola providing outdoor entertaining adjacent to spacious rear yard
- \* Double car garage and workshop

Don't miss out on the opportunity to make this your forever home!

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

## More About this Property

Property ID	29YEGJU
Property Type	House
House Size	135 m <sup>2</sup>
Land Area	600 m <sup>2</sup>
Including	Air Conditioning Evaporative Cooling Dishwasher Outdoor Entertaining Workshop Built-in-Robes Fully Fenced

**Carla Doecke 0456 830 122**

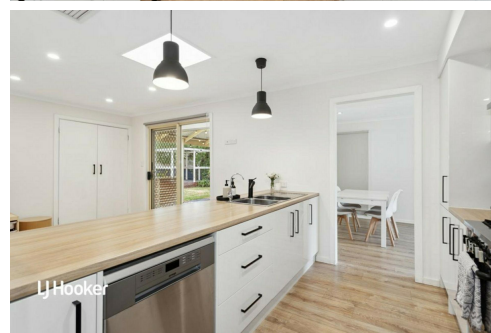
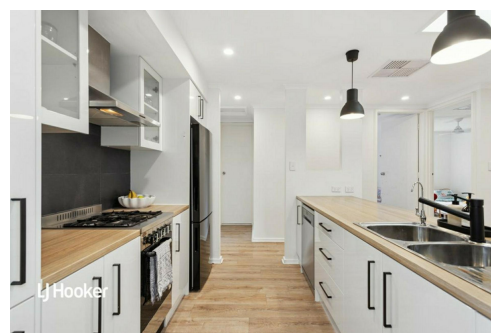
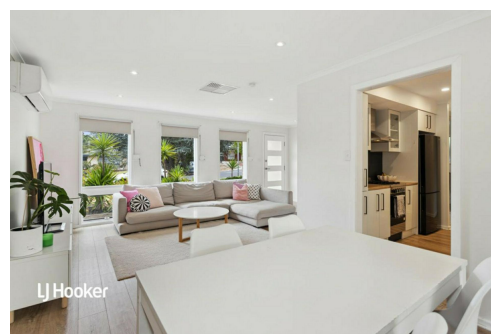
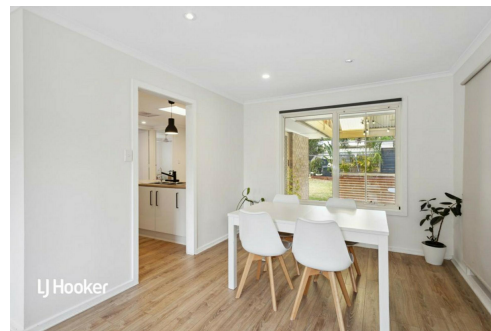
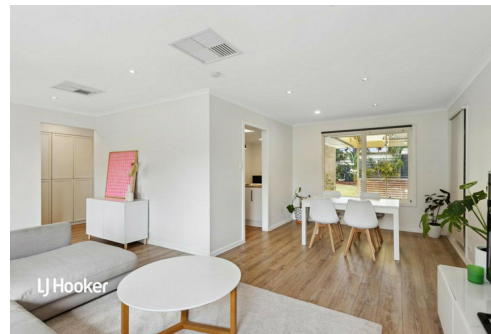
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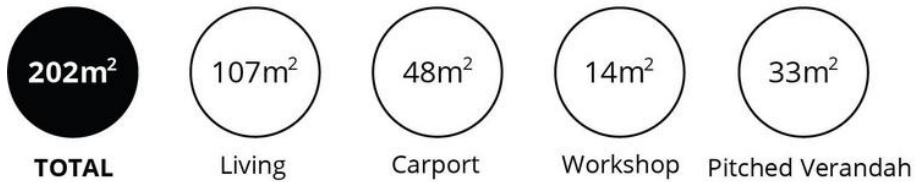
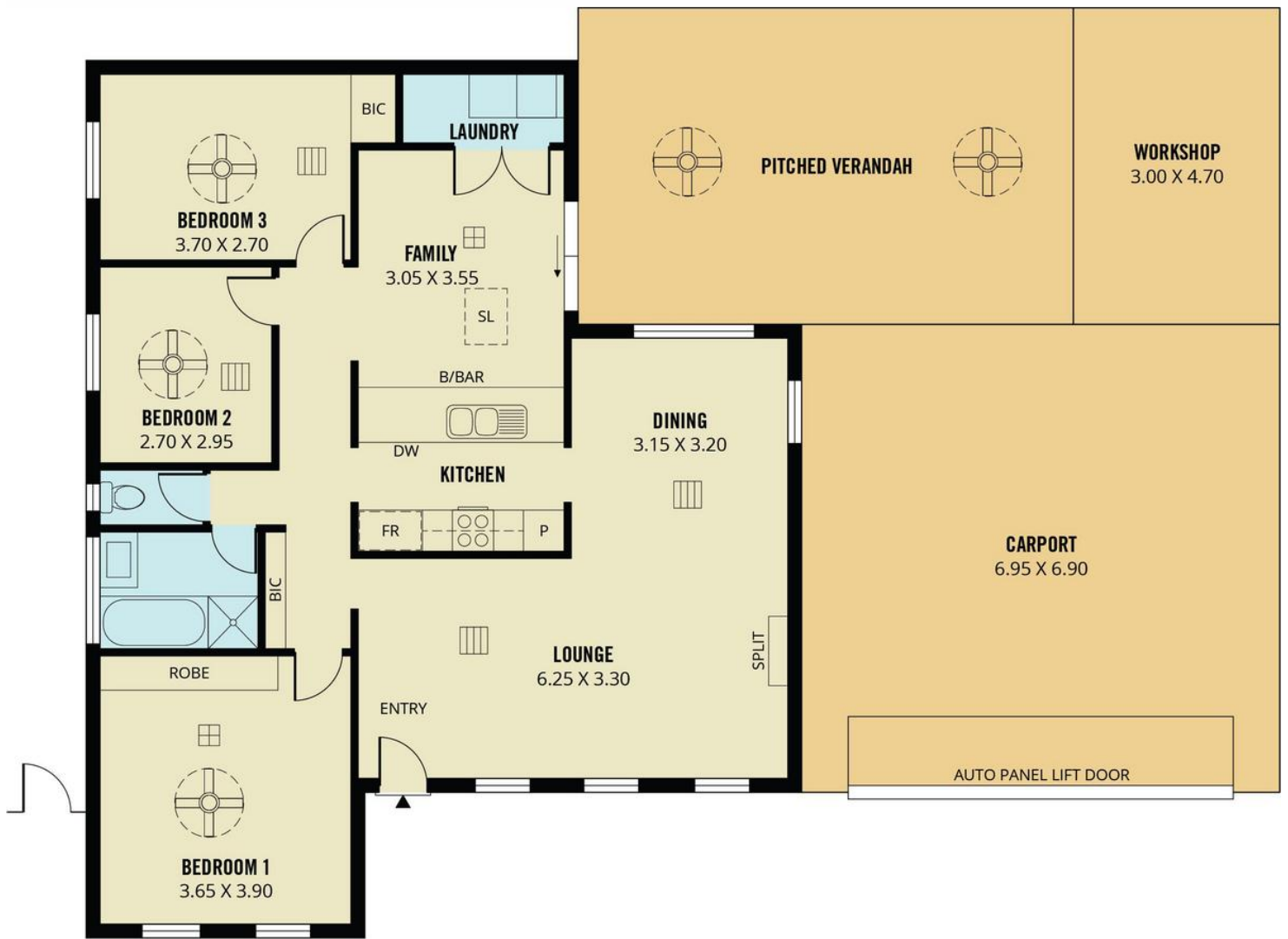
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

Produced by **The Fotobase Group**



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