



Surrey Downs, 46 Illyarrie Avenue

Live, Laugh and Grow: A Picture-Perfect Family Nest

Welcome to 46 Illyarrie Avenue, Surrey Downs. This tastefully renovated single-story brick veneer home, built in 1976, offers the perfect blend of classic charm and modern comfort. Set on a generous 580 square metres (approx.) allotment, it's an ideal choice for first-home buyers, downsizers, and investors looking for style, practicality, and warmth in a peaceful neighbourhood.

A sweeping circular paved driveway greets you, setting the tone for this beautifully updated home. Step inside to a bright and inviting living area, where a large picture window floods the space with natural light, creating a warm and airy ambiance. The adjacent dining area leads to the heart of the home - the renovated kitchen. Featuring a striking mosaic splashback, gas cooktop, built-in oven, and dishwasher, this kitchen combines style and functionality. With ample bench space and a spacious walk-in pantry nearby, it offers both convenience and exceptional storage.



For Sale

Sold by Janine Bergin LJ Hooker KensingtonUnley

View

ljhooker.com.au/617JFDJ

Contact

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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.

Three spacious bedrooms, each with built-in robes and ceiling fans, provide comfort for family and guests. The family bathroom, styled in timeless neutral tones, features a shower, separate bath, and vanity.

At the rear of the home, you'll find a generously sized multipurpose room, ideal as a laundry, home office, studio, or creative retreat. This versatile space adds even more value to this adaptable property.

Step outside to your private backyard retreat, where a covered verandah with dropdown cafe blinds offers year-round comfort. Whether you're hosting summer barbecues or enjoying cozy evenings sheltered from the rain, this outdoor space is perfect for both relaxation and entertaining.

Additional Features:

- 2.4m ceilings
- Ducted evaporative cooling and gas ducted heating for year-round comfort
- Security system and security screen doors on both front and back entrances
- Plenty of off-street parking, including a circular driveway, double carport with auto roller door, and a double garage/workshop at the rear of the property
- Garden shed for extra storage
- Water tank for maintaining the beautifully kept, easy-care gardens

Nestled in a peaceful, family-friendly neighbourhood with green spaces and excellent connectivity, this home is just 100m from Illyarrie Reserve, which includes the Surrey Downs Kindergarten and Community Centre-perfect for morning walks, playtime with kids, or leisurely strolls with pets. Commuting is a breeze with the nearest bus stop just 130m away. Plus, you'll love the convenience of having Drakes Supermarket at one end of the street and Fairview Green Shopping Centre at the other. The Grove Tavern is also within walking distance, offering a great spot to unwind and enjoy a meal.

A stylishly updated home in an unbeatable location - move in and start making memories!

Expressions of Interest Closing: Wednesday 9th April at 12pm

(\$750,000)

CT: Volume 5203 Folio 864

Council: City of Tea Tree Gully

Council Rates: \$1,518.05 per annum (approx)

Water Rates: \$165.55 per quarter (approx)

Land Size: 580 square metres (approx)

Year Built: 1976 (approx)

To register your interest or to make an offer, scan the code below:

<https://prop.ps//qxb5xfjZRaU>

(Please copy and paste the link into your browser)



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More About this Property

Property ID	617JFDJ
Property Type	House
House Size	282 m2
Land Area	580 m2

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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.

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