



FOR SALE

IMMACULATE WATERFRONT ABODE!

A rare chance to own this 1960's family home exists, overlooking the priceless beauty that is LAKE ILLAWARRA. Situated on a north-facing generous 619sqm block, the famous walking track THE BOULEVARDE is literally on your back doorstep!

Kept in immaculate condition for over six decades by the one family, this solid red brick 3-bedroom home is full of character and old-school charm. Two of the three bedrooms offer built-in wardrobes and ceiling fans. The main living area and dining room both have reverse cycle aircon. Downstairs is the master bedroom with its own private oversized ensuite, complete with a spa - the perfect parents retreat. And of course, courtesy of the era it was built, a spare loo outside!

The elongated driveway can accommodate an additional two cars to the single covered car port. A development application for the construction of a triple garage at the front of the house was historically approved but never built.

For wheelchair accessibility, a ramp has been installed up to the front porch and a wall from an upstairs bedroom removed, thus creating a designated dining room. Whilst this would suit NDIS participants, it can easily be reverted back to its original form, expanding the home into a 4-bedroom, 2-bathroom, 4-carport home.

Linking the split-level upper floor with the lower floor is an exquisite hand-built spiral steel and timber staircase, all sourced from the family's escarpment farm - right here in the Illawarra!

Enjoy your morning cuppa on the 14m long alfresco deck that spans the entire length of the home. Take a walk along the lake or entertain guests on the garden patio.

What you'll love – OTHER THAN THE VIEW:

- The updated contemporary kitchen with plenty of storage & direct views to the lake
- Polished timber floors in addition to cedar-lined ceilings in the main living area
- Double-glazed windows across the front of the house for year-round peace and quiet
- Established gardens both to the front and rear of the home
- Sun-drenched living, kitchen and master bedroom
- Proximity to schools, public transport, hospitals and shopping precincts
- Fully fenced front yard for kids and pets

3 BED | 2 BATH | 1 CAR

PRICE:

Price Guide \$1,350,000 - \$1,450,000

OPEN FOR INSPECTION:

N/A

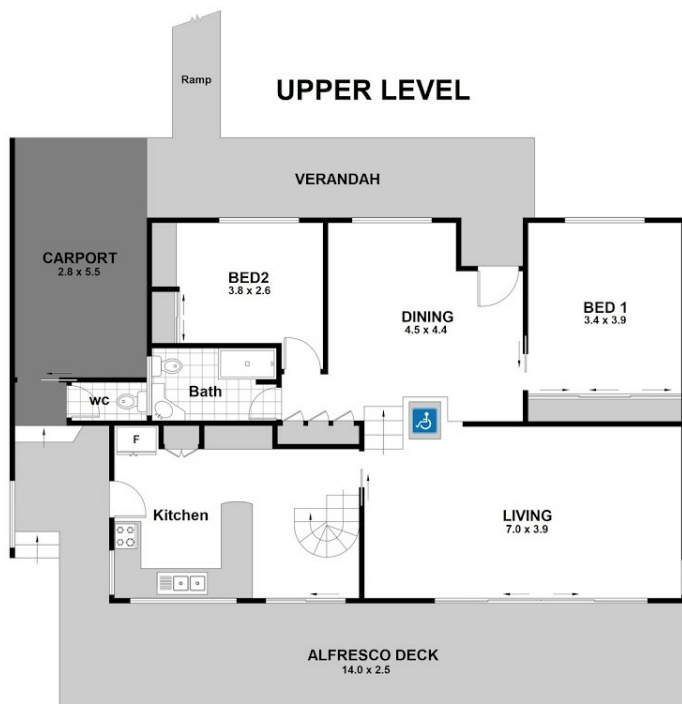


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71 The Esplanade, OAK FLATS

0m 1m 2m 3m 4m 5m



Scale is in Metres & indicative only & dimensions are only approximate.
The information contained & gathered herein is we believe from sources to be reliable.
We can not guarantee it's accuracy & persons should rely on their own enquiries.



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.