

**15 Iluka Road, Claremont Meadows, NSW 2747**

**House For Sale**

Saturday, 15 June 2024



15 Iluka Road, Claremont Meadows, NSW 2747

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 723 m2**

**Type: House**



Ranjit Cheema  
0477992888



Daniel Palermo

## **Auction unless sold prior**

The Process: Auction to be held Onsite on Saturday 13th July unless sold prior. The vendor will consider all offers prior to Auction and if an offer is accepted the auction will be cancelled. If you would like to put forward an offer or have any further questions about the process, please contact the agent.

The Property: Nestled in the sought-after suburb of Claremont Meadows, 15 Iluka Road is an immaculately presented brick veneer family residence that effortlessly combines luxury with practicality, catering to the modern family or astute investor. Spanning a generous 723sqm corner block, this single-storey gem offers an abundance of space and comfort. Features of the home include:

- 5 good size bedrooms, 3 with built-in robes, while the master bedroom boasts an ensuite with spa bath and also a walk-in robe for an extra touch of indulgence.
- The kitchen, truly the heart of this home, features a Caesarstone island bench, plenty of storage and a suite of stainless-steel appliances, including a 900mm gas cooktop and oven, dishwasher and a rangehood.
- Families will revel in the open plan kitchen, living and meals area, creating a seamless flow for daily life and entertainment.
- For more formal occasions there are 4 good size living spaces, one with a bar plus a separate lounge and dining room provide the perfect setting for hosting guests.
- A theatre room for that home cinema experience could be used as a 6th bedroom, if required.
- The main bathroom comes equipped with a bathtub, ideal for young families, while the internal laundry boasts ample storage space.
- Stunning alfresco with a built-in gas BBQ kitchen and a massive pergola dining space, for relaxed outdoor living.
- Side access leads to a fully fenced backyard complete with a garden shed.
- Beautifully landscaped 723 sqm corner block with plenty of room to put in a pool (STCA).
- Double lock-up garage with remote entry, caters to all your storage and parking needs.
- Potential rental return of approximately \$950 to \$1000 per week.
- Additional features include – Ducted air conditioning, vacuum outlet fitted into the property, security alarm system, CCTV Cameras, gas heating, freshly painted throughout including the garage and driveway plus ceiling fans in all bedrooms and throughout the home.

Don't miss the opportunity to secure this stunning home at 15 Iluka Rd Claremont Meadows - arrange a viewing today!

Listed below is an approximate distance from the property to local amenities:

- 210m to the Bus stop
- 650m to Childcare centre
- 1.2km to M4 motorway
- 1.4km to Claremont Meadows shopping centre including IGA, Medical Centre.
- 1.4km to New Claremont Meadows recreational area
- 1.6km to Claremont Meadows Sporting Field
- 1.6km to Orchard Hills metro train station (under construction)
- 1.7km to Caddens Oval
- 1.8km to Claremont Meadows Public School
- 3.5km to Caddens Corner shopping centre with Woolworths
- 3.7km to Western Sydney University
- 4.4km to Mangrove College
- 5.0km to Kingswood High School
- 6.5km to Nepean Hospital
- 19.7km to New Western Sydney Airport
- 48km to Sydney CBD

Disclaimer: We have, in preparing this information, used our best endeavours to ensure that the contents contained herein are true and accurate but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own independent inquiries to verify the information provided.