

# 40 Iluka Circuit, Taree, NSW 2430

## Sold Lifestyle

Friday, 1 March 2024

40 Iluka Circuit, Taree, NSW 2430

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1 m2**

**Type: Lifestyle**



Shane Merrick  
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Troy Loretan  
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## Contact agent

Troy Loretan & Shane Merrick of Elders Real Estate Taree are proud to be awarded exclusive agents for 40 Iluka Circuit, Taree. Immerse yourself in the bucolic charm with this delightful three-bedroom, two-bathroom property nestled in the serene outskirts of Taree, NSW. This semi-rural haven is situated on a sprawling 2.8 acre parcel of land, offering a lifestyle that unites rustic tranquillity with contemporary comforts. Surely to impress upon arrival, the property's brick and tile façade is set within the lush greenery. Ascending the front steps from the patio into the formal entry sets the tone for this spacious home. Inside, the high raked ceilings with clerestory windows bathe the interior in natural light, while the three generously sized bedrooms, including a master with an ensuite, built-in robes, ceiling fans, and air conditioning, promise restful retreats for all. In the heart of the home is the large timber country kitchen which flows seamlessly into the informal dining room. Entertaining is a delight with a capacious family or formal dining room complemented by a linen press. Relax in the sizeable lounge room, complete with combustion wood heater and air conditioner to provide year-round comfort. A substantial double car garage boasts high ceilings and a combination of roller and sliding doors for easy access. Indulge in the outdoor entertainment area and swimming pool, or potter about in the extensive Colourbond machinery shed and workshop, fully equipped with built-in benches, steel shelves, and three roller door access. Sustainability is at the forefront with a large solar panel system and Enviro-cycle septic. Town water supply ensures convenience without compromising the rural lifestyle. The fully fenced house yard is perfect for small pets. Situated in a coveted rural residential area, this property offers the perfect balance of country living with the convenience of town amenities just a short drive away. Seize the opportunity to make 40 Iluka Circuit your own idyllic escape in Taree. For a private inspection contact Elders Real Estate, Taree today, Ph: 6551 0999