

# 45 Illeroy Avenue, Killara, NSW 2071

MARSHALL.CHAN.YAHL.

## House For Sale

Wednesday, 24 January 2024

45 Illeroy Avenue, Killara, NSW 2071

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Carl Ferris  
0403190555



Jill Smith  
0425335000

## Auction 17th February

Ideally nestled in a peaceful north-facing location, this stunning 3-bedroom home presents a perfect entry-level opportunity for young families or investors. With a choice of 2 sizeable outdoor entertaining areas, and showcasing a seamless indoor-outdoor lifestyle, this home truly is an entertainer's delight. From the polished timber floorboards and luxury finishes throughout, to the cosy wood fireplace and water features, this home exudes unique character and charm. Walk to train, Killara High School, buses and shops. Located in the catchment zone for Gordon East Public and Killara High, and close to elite private schools.

- Basking in sun, this 3-bedroom family home has a relaxed tropical feel
- 3 generous bedrooms, 2 with BIR's, 2 with own private Juliette balconies
- Master suite with ensuite, double vanity, separate toilet, separate shower
- 2 spacious bathrooms, main with freestanding bath and floor-to-ceiling tiles
- Luxurious kitchen with marble bench top, breakfast bar and integrated fridge
- BOSCH dishwasher, Miele oven, pantry, glass splashback, filtered water tap
- Open-plan living with ideal flow to a choice of 2 outdoor entertaining areas
- Cosy wood fireplace in living room, polished timber floorboards throughout
- Ducted reverse-cycle air conditioning, automated opening pergola
- European laundry, linen press, ample storage plus under-house storage
- Bi-fold doors, retractable fly screens, multiple water features
- Double lock up garage, stunning antique Indian entry gate, high side of street