

**5/6-8 Bataan Close, Illawong, NSW 2234**



**Villa For Sale**

Tuesday, 12 March 2024

5/6-8 Bataan Close, Illawong, NSW 2234

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Villa**



David Kandilas  
0410711589



Matt Debreczeni  
0407204599

## **Auction Unless Sold Prior**

Nestled at the rear of small boutique complex of five, is this well appointed three bedroom freestanding villa. Showcasing a hassle-free lifestyle catering to practicality and comfort. Located within walking distance to all of Illawong has to offer - quality shopping centres, restaurants and cafes, reputable schools and local bus hubs. Ideal for first home buyers, young families, down-sizers and a compelling opportunity for astute investors.- Three generous sized bedrooms all with mirrored built in wardrobes- Modern well appointed kitchen with quality stainless steel appliances, breakfast bar and ample cupboard space.- Ducted air conditioning throughout for year round comfort and well proportioned internal laundry and linen press.- Wrap around private yard with mature manicured gardens- Remote access double lock up garage with ample storage space and internal access- Walking distance to Illawong Shopping Village, Public Schools, and Public transport options. When looking at properties it's important to have confidence in how much you can borrow. As Ray White are partnered with Loan Market they can make this simple and easy for you. Should you wish to know your borrowing powers simply go to [www.loanmarket.com.au/brokers/jason-wylie](http://www.loanmarket.com.au/brokers/jason-wylie) now and our Loan Market broker will be in touch.