

54B Ilya Avenue, Erina, NSW 2250

Sold Villa

Friday, 27 October 2023

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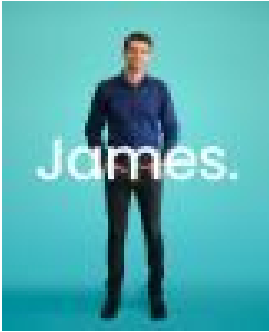
Bedrooms: 3

Bathrooms: 1

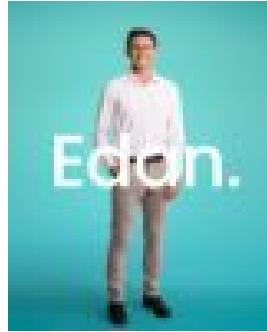
Parkings: 1

Area: 679 m²

Type: Villa



James Keelan
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Edan Sirone
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\$725,000

This three-bedroom duplex offers a rare opportunity to live in a sought-after neighbourhood of the popular suburb of Erina. Providing three generous bedrooms, modern family bathroom and open plan living. With its light filled floorplan, private outdoor area and prime location, this is truly a great opportunity for downsizers, investors, or first-home buyers alike. Features include:- Superb enclave of Erina, level walking distance to amenities.- Single-level duplex, private position backing onto reserve.- Open-plan living and dining space, sunbathed, air-conditioned.- Spacious master bedroom with a courtyard view & built-in robe.- Two additional well-proportioned bedrooms.- Large main family bathroom, free-standing bath, rain shower.- Large private courtyard, fully fenced, mature hedges, side access.- Remote single lock-up garage with internal access, internal laundry.- Rates: \$1,149pa, Water Rates: \$912pa, Strata \$1,000 pa. Conveniently located within walking distance to modern amenities, including restaurants, cafes, medical and dental services, as well as the bustling hub of Erina Fair. Public transportation is just meters away, and you'll have easy access to the M1 Motorway. For more information or to arrange a private viewing, please don't hesitate to contact James Keelan 0435 714 565 or Edan Sirone 0411 314 464.