

**38 Illowra Cres, Primbee, NSW, 2502**



**House For Sale**

Friday, 20 December 2024

38 Illowra Cres, Primbee, NSW, 2502

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Shane Szakacs

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## Lakeside, Lifestyle & Convenience

Nestled just one street back from the tranquil lake, this beautifully renovated 4-bedroom brick and tile home is a perfect blend of modern comfort and lifestyle convenience. Situated on a generous 696m<sup>2</sup> block, this property offers exceptional versatility and appeal for families, entertainers, and investors alike.

Step inside the main residence and discover a thoughtfully updated interior featuring three spacious bedrooms and all the modern conveniences you could desire. The open-plan living and dining area flows seamlessly, providing an inviting space to relax or entertain. The heart of the home is the stylishly renovated kitchen, equipped with premium appliances and plenty of storage. Outdoors, a stunning entertainment area awaits, complete with a second toilet to accommodate gatherings with ease.

Adding to the property's appeal is a separate one-bedroom granny flat, boasting its own private north-facing deck and yard. Currently operating as a frequently booked Airbnb, this space offers an excellent income opportunity or a comfortable retreat for extended family and guests. The granny flat is fully self-contained and designed to maximize privacy while taking advantage of natural light.

The location is unbeatable, offering the best of lakeside living just moments from your doorstep. Public transport is right out front, and you're just 200m from a post office and café. It's also only minutes to Port Kembla Beach and Warrawong Plaza shopping centre.

Whether you're looking for a family home with space to grow, an investment with dual-income potential, or a serene escape with proximity to nature, this property has it all.

### Features: House

- Solar
- Air Conditioning
- Ceiling Fans
- BIW's
- Continuous Hot Water
- Gas Cooking/Heating
- Disability Ramp Access
- Rental Estimate - \$660-\$690pw

### Features: Granny Flat

- Modern Kitchen/Bathroom
- Continuous Hot Water
- Gas Cooking/Heating
- North Facing Deck
- Large Secure Yard
- Rental Estimate - \$350-\$370pw

Don't miss your chance to secure this exceptional home in a prime lakeside location. Call Shane Szakacs on 0417 435 585 to view the property today.