



# 30 OLD FERRY ROAD, ILLAWONG

4 2 3

SOLD - Another Holt Result!

SOLD by James HOLT Residential. f you want the convenience of living in one of the area's most sought-after suburbs yet, crave the privacy and serenity of a peaceful bush location then this is the one for you. This appealing family home is set back amongst native bushland and right in the heart of highly prized, Illawong. Drive-by inspections are not recommended as you can't see the home for the trees.

Awake each morning to the local bird songs. Enjoy breakfast on your large private balcony with the soothing sounds of the nearby stream, as the water ambles over the rock and pebbles Enjoy an evening walk along the Georges River less than 500m walk from your front door.

A split-level mostly two-story design is not just for the romantics. It offers a practical yet elegant floor plan with four living areas and boasts 4 generous-sized bedrooms and the master presenting walk-in robe plus en suite with both shower and bath.

The living areas are perfect for having company over, with the first positioned perfectly off the large hostess-style kitchen with gas cooking, which in turn flows conveniently to the outdoor entertaining area. For

House Sold  
Listing ID : 61895500  
Price :

Contact





those who love their toys, there is a large Triple garage and plenty of off-street parking for boats, trailers, or caravans. A fresh coat of paint and maybe some new carpets and you have your own colour palette to make it your own and a home that will present as new!

Features:

- 4 bedrooms on the second floor with BIRs - Master with walk-in robe and en suite.
- 2 spacious bathrooms, plus downstairs powder room
- 4 family-sized living areas
- Large entertainers balcony off main living areas.
- Hardwood floors on the lower level and carpet upstairs.
- Large kitchen with gas cooking.
- Large outdoor sitting area.
- 3 car garage - room for 3 extra cars off-street.
- Security system.
- Air conditioning.
- Internal laundry

Located less than 500 m walk to Georges River, less than 1200 m walk to Illawong Shopping Centre and Illawong School. And approximately 2 km walk to highly Menai High School. Approximately 6km drive to Padstow Station and less than 5 km drive to Menai Market place. What a fantastic opportunity to have privacy, serenity, and convenience all in one.

House Size, Approx 271 m2

Council \$1,637.21 p.a (approx.)

Water \$787.84 p.a (approx.)

