



12 Illawarra Drive, KIN KORA, QLD 4680

Easy Living in a Tightly Held Pocket

Welcome to a home where comfort meets lifestyle in one of Kin Kora's most established and tightly held pockets. Set on a generous 701m² allotment and framed by lush tropical gardens, this beautifully maintained lowset brick residence offers space, warmth, and effortless family living.

From the moment you arrive, the tiled front patio invites you to slow down and enjoy the peaceful garden outlook. Step inside to a generous entry that sets the tone for the home's welcoming feel and practical design.

Designed with family flexibility in mind, the home offers multiple living zones. A separate second living area complete with air conditioning, ceiling fan, carpet provides the perfect retreat for movie nights, a kids' playroom or a quiet escape.

At the heart of the home, the open plan kitchen, dining and living area creates a seamless hub for everyday living and entertaining. The well-appointed kitchen features an electric cooktop, under-bench oven, dishwasher, pantry, overhead cabinetry, ample bench space and a dedicated coffee station ideal for busy mornings and relaxed weekend brunches alike.

TYPE: For Sale

INTERNET ID: 300P189219

SALE DETAILS

Offers Over \$575,000

CONTACT DETAILS

Bevan Rose
0417 602 150

French doors open from the main living area to the outdoor entertaining space, effortlessly connecting indoor and outdoor living. This is where you'll host family barbecues, celebrate milestones, or simply unwind while the kids enjoy the backyard.

Accommodation includes three generously sized bedrooms, all with built-in robes:

- The main bedroom is a private sanctuary with air conditioning, ceiling fan, and carpeting.
- Bedroom two also offers air conditioning, fan and built ins.
- Bedroom three features box air conditioning, ceiling fan and built ins.

The family bathroom is well-appointed with a bath, shower, vanity, and toilet, while the internal laundry provides excellent built-in storage for everyday practicality.

With three-car accommodation and a fully usable 701m² block, there's plenty of room for vehicles, hobbies, or future enhancements.

Positioned close to schools, shopping, parklands, and everyday amenities, and just a short drive to the CBD, this home delivers the perfect balance of convenience and relaxed suburban living.

A quality home in a sought-after location – move in, settle down, and start your next chapter at 12 Illawarra Drive.

* Now Vacant

* Rental Appraisal Guide \$490-\$510 per week

* Last Known Rental Appraisal 24.02.2025

* Council Rates Approx \$3,870 per year (excluding water)

* For video walk through, please request directly WhatsApp 0403 403 485

* Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport, Openable Windows

- Land Area 701.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Double carport





