



44 Illingworth Road Yellow Rock NSW

4 2 2

LOCATION - Set on a mostly flat block in the peaceful community of Yellow Rock, within a 10 minute drive of Springwood village and Winmalee Shopping Village.

STYLE - Single level home of brick construction with tile roof in well maintained original condition throughout.

LAYOUT - Multiple living spaces incorporating formal lounge, family room and rumpus room, dining room, three bedrooms with built ins plus 4th bedroom currently configured as home office with built in desk, family bathroom with separate toilet, ensuite to main bedroom, internal laundry.

FEATURES - Original kitchen with great storage and breakfast bar, open plan to family room, slow combustion fire place, ceiling fan, neat front garden creating good street appeal and very large undercover entertaining area

Type : House
Price : \$ 885,000
Land Size : 777.8 sqm
View : <https://www.chapmanrealestate.com.au/sale/nsw/hawkesbury/yellow-rock/residential/house/7161250>



Mark Poole
02 4751 8266

[For full version visit the website](#)

<https://www.chapmanrealestate.com.au>

44 ILLINGWORTH ROAD, YELLOW ROCK



INTERNAL
192 m²

EXTERNAL
47 m²

TOTAL
239 m²



The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

44 ILLINGWORTH ROAD, YELLOW ROCK



INTERNAL
192 m²

EXTERNAL
47 m²

TOTAL
239 m²



The floor plan is not to scale, measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.