



## 21 Illingworth Road Yellow Rock NSW

4 1 1

**LOCATION** - Set on a mostly flat block with leafy aspect to rear, within a 10 minute drive of both Springwood Village and Winmalee shopping centre and a bus stop right out the front!

**STYLE** - Single level home of brick construction with colorbond roof and large separate studio.

**LAYOUT** - Main lounge plus very large living space in the separate studio, four bedrooms all with built in storage and ceiling fans, updated family bathroom in well maintained condition. The studio is extremely spacious, in insulated and air conditioned and is perfect for work from home or teenage retreat.

**FEATURES** - Updated kitchen with breakfast bar, gas cooktop and dishwasher, open plan dining space flowing to rear yard, downlights and timber venetian blinds, slow

**Type** : House  
**Price** : \$ 921,000  
**Land Size** : 878.9 sqm  
**View** : <https://www.chapmanrealestate.com.au/sale/nsw/hawkesbury/yellow-rock/residential/home/7161619>

[For full version visit the website](#)



**Mark Poole**  
02 4751 8266



**Claudia Hayes**  
02 4751 8266

# 21 ILLINGWORTH ROAD, YELLOW ROCK

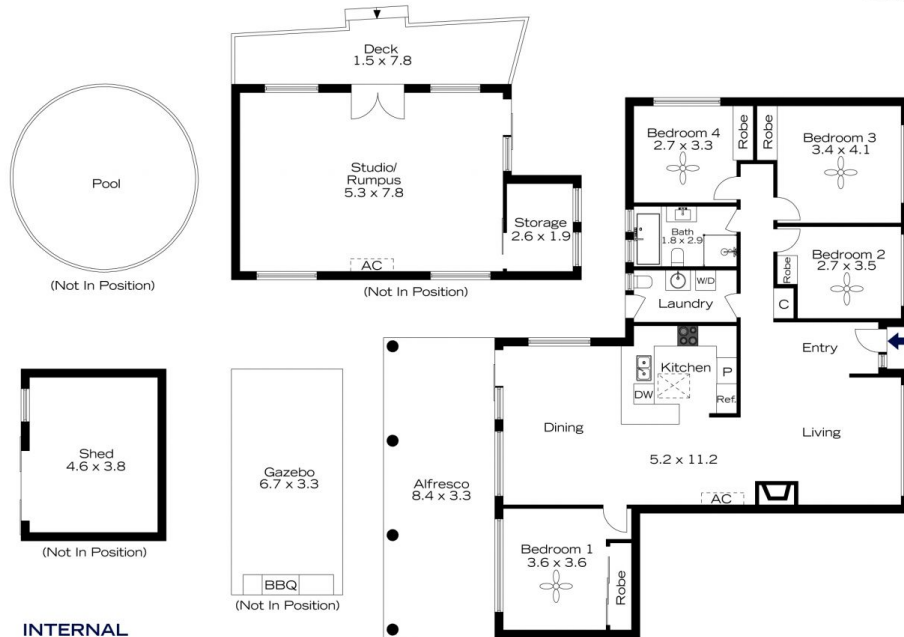


**INTERNAL**  
139 m<sup>2</sup>  
**EXTERNAL**  
29 m<sup>2</sup>  
**TOTAL**  
168 m<sup>2</sup>



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.

# 21 ILLINGWORTH ROAD, YELLOW ROCK



**INTERNAL**  
139 m<sup>2</sup>  
**EXTERNAL**  
29 m<sup>2</sup>  
**TOTAL**  
168 m<sup>2</sup>



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.