

46 Armagh Pde, Thirroul, NSW 2515

Guide \$2,600,000 to \$2,800,000

House 6 3 2



## Unrivalled Lifestyle in Seaside Village - Beautiful Family H

This generously proportioned family entertainer, complete with self-contained granny flat, really embraces everything that makes the Northern Illawarra such an amazing place to live. With indoor and outdoor recreation areas for every family member to enjoy, this subtropical oasis is surrounded by lush landscaped gardens as well as mature trees, providing a calm and tranquil setting along with privacy from the street. The lifestyle on offer at 46 Armagh Parade really is second to none.

**Open for Inspection**

By Appointment.

### YOUR HOME

- Unique and contemporary design allows for autonomy & personal space, whilst also encompassing a sense of togetherness. Perfect for harmonious family living.
- This home offers a very functional layout for the traditional family or extended family, with the main level featuring the main living space, rumpus room, 3 bedrooms, study and so much more. The lower level comprises a self-contained 2 bedroom granny flat with its own private driveway, parking and entry.
- The true heart of this home is the spacious open plan living area, flowing onto the sundrenched outdoor entertaining, complete with swimming pool and spa. This beautiful and functional space will undoubtedly provide the backdrop for many happy family memories in years to come.
- It's refreshing to see a kitchen with personality beyond the increasingly standard all-white finishes. The freeformed concrete island bench, exposed brickwork and pressed tin backsplash add character to the very functional design.
- Cosy lounge room with views of the pool and lush rainforest surroundings beyond, perfect for relaxing while keeping an eye on the kids swimming on a sunny afternoon. During the colder months, you can light the indoor wood fireplace and slip into the heated spa.
- In the private front courtyard is a gazebo with woodfired pizza oven and firepit.
- Spacious double garage with internal access provides secure parking and ample storage.
- Master bedroom features ensuite and spacious walk-in robe. It's the ideal retreat after a long day.

### YOUR LOCATION

- Nestled in an elevated, prestigious blue-ribbon enclave, this home is just moments from the vibrant heart of Thirroul Village.
- Enjoy easy access to cafes, restaurants, pubs, shops, schools, and public transport, while escaping the hustle and bustle of city life.
- Thirroul train station is just a 20 minute walk and provides express trains to Sydney and Wollongong, making this property ideal for commuters.
- This popular seaside village boasts all of the amenities you need for your dream coastal lifestyle. It is positioned only 16 minutes to Wollongong and 73 minutes to Sydney.
- Embrace coastal living with swimming, fishing, bushwalking, and picnics in popular parklands-all just moments from your doorstep, plus a nearby dog-friendly beach.

### Listed By

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