

73 Clarence Street, Ilarwill , Maclean, NSW 2463

Sold - 24/06/2022

House 4 2 2



## Ilarwill's Best with a View to Match

Ilarwill is a small village on Woodford Island, just over the bridge from the riverside township of Maclean. The village is tightly held, so the opportunities to secure properties are rare and when they become available, they are highly sought after. 73 Clarence St is one of these opportunities. The property comes with 4 bedrooms, 2 bathrooms internal garaging, car port and all sitting comfortably on just over 1,000 square metres. With multiple strings to its bow the property boasts privacy, with only mother nature as a rear neighbour, a front verandah with views across to the Maclean hill and an established garden waiting for its next chapter.

On entering the downstairs of the home, you are greeted with space. A large central living room with kitchenette is a focal point for the 2 bedrooms and bathroom. Moving upstairs and the appeal of this home comes into its own. With a large open plan living, dining, kitchen area providing the heart of the home with polished timber floor boards giving a natural warmth to the space. This area has air conditioning to provide comfort across the seasons and a slow combustion wood heater providing warmth on those cooler Winter nights.

Off the living area the front verandah is a highlight, with space for everyone to enjoy, with views across the Island and onto the Maclean Hill. The main bedroom is comfortable in size, is air conditioned, has an equally large walk-in robe and easy access to the shared bathroom. The second bedroom is conveniently situated off the living area and comfortable for guests or family members.

The gardens are established and provide privacy from neighbours and produce from the veggie patch. There is scope to increase the garden area and make a real feature out of the available space. The back garden is appealing and allows for you to wonder up the hill and enjoy the peace and quiet of the Ilarwill ridge line.

73 Clarence St Ilarwill is an opportunity not to be missed and once the word gets out that the property is on the market, it will be snapped up before your eyes.

Call today to arrange your inspection and the chance to become part of the fabric of the Ilarwill village and all that it offers.

### Listed By

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### Open for Inspection

By Appointment.

