



60 Exmouth Road Kanahooka, NSW

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## SUN-SOAKED PARADISE

### LOCATION

Presented in immaculate condition is this excellent family home in Kanahooka. This family-sized home is within walking distance to schools and parks and enjoys close proximity to some of the Illawarra's most popular attractions including the Kembla Grange Racecourse and Lake Illawarra.

Enjoy the relaxed lifestyle of the south coast in this family area surrounded by quality homes on big blocks. Spread out and enjoy the space in this property complete with three bedrooms and a large lawned backyard - perfect for the kids to play.

Public transport links in this area are excellent and this property has quick access to the M1, allowing you to be in Sydney in just 90 minutes and into the centre of Wollongong in under 20.

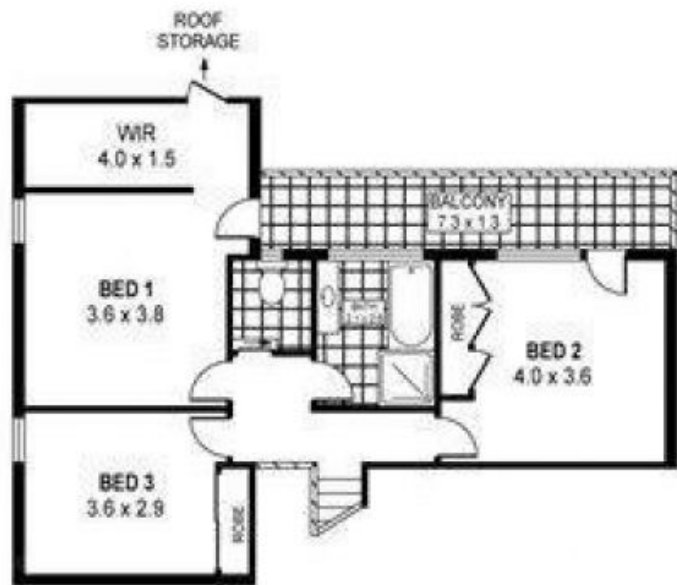
Enjoy the space and serenity of the south coast and the pleasure of living just minutes from the lake where you can get the boat out, unload the paddleboards, learn to sail or just enjoy a picnic lakesid

**Price:** Price Guide \$690,000  
**Council Rates:** \$458.00 p/q  
**Water Rates:** \$180.00 p/q

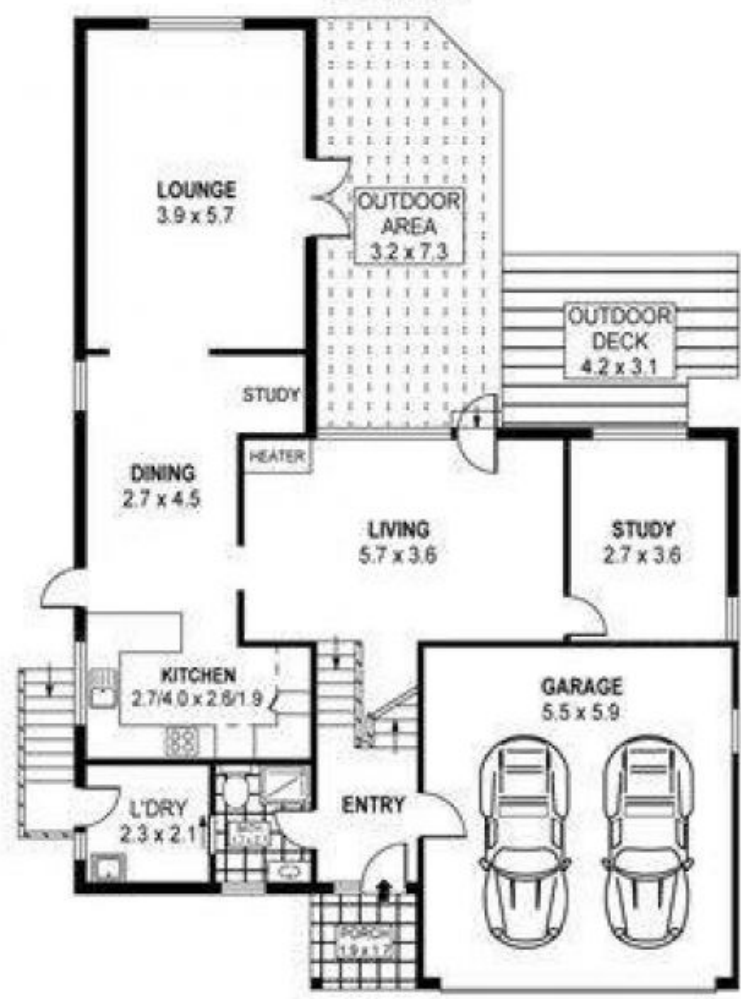
**Adam McMahon**

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02 4267 5377



UPPER LEVEL



GROUND LEVEL



SCALE (METRES)

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
Ref No: 49933

INT : 156m<sup>2</sup>  
EXT : 47m<sup>2</sup>  
GARAGE : 32m<sup>2</sup>

60 EXMOUTH ROAD

KANAHOOKA