151 Crisp Drive, Ashby Heights

PRICE REDUCED TO $1,050,000 —Owners Say Bring Us an Offer!

Now priced at $1,050,000, this is an outstanding opportunity to secure an expansive lifestyle property with genuine dual occupancy and the potential to generate an additional income stream.

Set high in the peaceful surrounds of Ashby Heights, this private retreat offers the perfect balance of space, flexibility and tranquillity. Whether you're searching for a family home with room for extended family, a home-and-income opportunity or a lifestyle investment, this property delivers exceptional versatility.

From the moment you arrive, there's an immediate sense of calm. Elevated to capture cooling breezes and leafy outlooks, the main residence has been thoughtfully designed with multiple living areas, allowing everyone to enjoy their own space while still coming together with ease.

At the heart of the home, the spacious kitchen connects seamlessly to the dining room, family room and separate living areas, creating a practical layout for everyday living and entertaining. Upstairs, the loft-style media room provides the perfect retreat, while the generous main bedroom features a spacious ensuite complete with a luxurious

6 4 2

FOR SALE
Please Call

AGENTS

Jodie Stroud
0458 233 213
jodie.stroud@ljhooker.com.au

Danica Britten
0452 521 038
danica.britten@ljhooker.com.au

AGENCY

LJ Hooker Iluka | Maclean | Yamba
(02) 6646 6321

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

bath.

The impressive full-length rear balcony is an entertainer's dream, featuring its own fireplace and drop-down blinds so it can be enjoyed in every season. Whether it's morning coffee, weekend gatherings or evenings by the fire, this space is sure to become the heart of the home.

Downstairs offers even more flexibility with a fully self-contained sleepout complete with its own ensuite, kitchenette, alfresco area and dedicated spa room.

Adding even greater value is the separate two-bedroom granny flat, complete with its own kitchen, bathroom, additional toilet, fireplace and single garage. Perfect for extended family, guest accommodation, Airbnb (STCA) or permanent rental, it provides an outstanding opportunity to offset your mortgage or create a valuable secondary income.

Property Features:

Main residence with 4 bedrooms and 3 bathrooms
Multiple living zones including separate dining, family room and loft media room
Expansive rear balcony with fireplace and drop-down blinds
Second internal fireplace adjacent to the kitchen
Air conditioning and ceiling fans throughout
Self-contained downstairs sleepout with ensuite, kitchenette, alfresco area and spa room
Separate 2-bedroom granny flat with excellent income potential
Single garage plus large high-clearance carport for boats, caravans or trailers
23,600L water tank plus bore water supply

With a recent price reduction to $1,050,000, properties offering this level of accommodation, dual occupancy and income potential represent exceptional value. Don't miss your chance to secure this unique lifestyle opportunity before someone else does.

For more information or to arrange your inspection, contact Jodie Stroud on 0458 233 213 or Danica Britten on 0452 521 038.

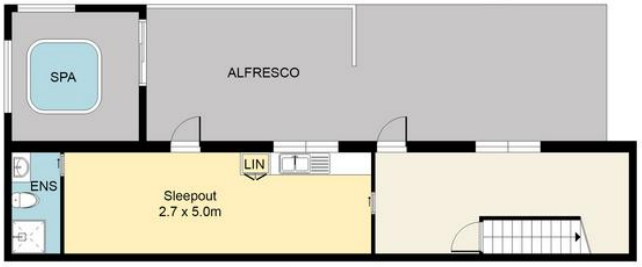
MORE DETAILS

Property ID	BPDGMV
Property Type	House
Land Area	2 hectare

Jodie Stroud 0458 233 213
Licensed Real Estate Agent | jodie.stroud@ljhooker.com.au
Danica Britten 0452 521 038
Director/Licensee | danica.britten@ljhooker.com.au

LJ Hooker Iluka | Maclean | Yamba (02) 6646 6321
63 Charles Street, ILUKA NSW 2466
iluka.ljhooker.com.au | iluka@ljhooker.com.au

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



151 Crisp Drive,
Ashby Heights

LJ Hooker
Maclean | Yamba | Iluka

Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker