



11 Park Street, Ilarwill




Space, Comfort & Future Potential

Positioned on an a 618sqm approx. corner block, 11 Park Street, Ilarwill presents a fantastic opportunity for buyers seeking comfort, space and everyday practicality in a peaceful village setting.

This well-presented three-bedroom, two-bathroom home offers a functional layout suited to families, first home buyers, downsizers or investors looking for a solid property with future potential. The home provides generous living spaces, a practical kitchen and dining area, and good natural light throughout, creating a welcoming feel from the moment you step inside.

Comfort is well catered for with air-conditioning in the main bedroom and living area, along with ceiling fans in the bedrooms to assist with year-round airflow. The three bedrooms offer comfortable accommodation, while the two bathrooms provide added convenience for families or guests. With NBN available and a dedicated area suitable for a home office, the property also supports modern living, whether you are working from home, studying or simply staying connected.

One of the standout features is the excellent car accommodation, with

3  2  3 

FOR SALE
Contact Agent

VIEW
By Appointment

AGENTS
Nick Potente
0478 194 703
nick.iluka@ljhooker.com.au

AGENCY
LJ Hooker Maclean | Yamba | Iluka
(02) 6646 6002

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**

a three-car garage providing plenty of room for vehicles, storage, tools, hobbies or workshop space. There is also potential to create a fourth bedroom or small granny flat (STCA,) offering flexibility for extended family, guests, rental income or future lifestyle needs.

Outdoors, the property offers manageable yard space with room to enjoy, garden or further personalise. The corner position enhances access, usability and overall appeal.

Located in Ilarwill, the home offers a relaxed village atmosphere and is within easy reach of nearby Maclean and the Clarence River while the property remains flood free. Local schools, essential services and the beautiful beaches of Yamba, Brooms Head and the surrounding coastline are all close by.

11 Ridge Street, Ilarwill is a property with space, comfort and potential - ready for its next chapter. Arrange your inspection today.

Disclaimer:

LJ Hooker Maclean | Yamba | Iluka has taken every precaution to establish accuracy of information in marketing, all relevant checks and searches are to be carried out by any prospective purchaser to verify the information provided. All information (including but not limited to the property area, floor size, price, address and general property description) on the Website is provided as a convenience to you, and has been provided to LJ Hooker by third parties.

MORE DETAILS

Property ID	JCJ08
Property Type	House
Including	Ensuite Toilets (3)

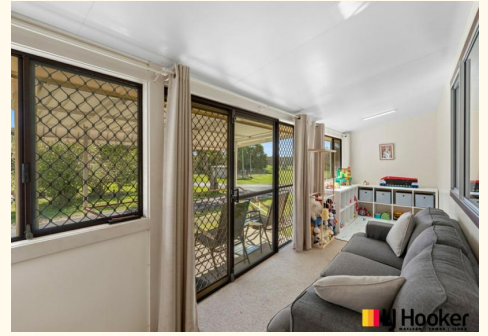
Nick Potente 0478 194 703

Principal | Sales Agent | nick.iluka@ljhooker.com.au

LJ Hooker Maclean | Yamba | Iluka (02) 6646 6002

20A River Street, MACLEAN NSW 2463

maclean.ljhooker.com.au | office.macleam@ljhooker.com.au





11 Park Street
Ilarwill NSW 2463

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.