

Iluka, 1 Charles Street

PRIME LOCATION WITH RIVER VIEWS!

Calling all DIY and renovation enthusiasts! Welcome to this exciting opportunity to breathe new life into this solid two storey brick and tile residence positioned in one of the most sought after areas of Iluka.

Positioned directly across the road from the Iluka-Yamba ferry terminal the home boasts expansive views of the Clarence River. Sit and watch the boats go by on your private balcony or walk across the road to enjoy a cocktail as you watch the sun go down at Iluka's newest hotspot Iluka Sunset and Wine.

Upstairs you will find 3 bedrooms —2 with built ins, a large bathroom and generous open plan living, dining and kitchen. Glass sliding doors open from the master bedroom and living area to access the balcony.

Downstairs is a spacious multi-use area with built in bar, laundry, an extra toilet and



For Sale
\$875,000

View
ljhooker.com.au/B7RGMV

Contact
Jodie Stroud
0458 233 213
jodie.stroud@ljhooker.com.au
Nick Potente
0478 194 703
nick.iluka@ljhooker.com.au



Disclaimer: 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 Iluka
(02) 6646 6321

separate shower. Car parking is not a problem with a large double garage and carport to the side of the property.

This really is one of the ultimate positions to take advantage of all that Iluka has to offer and for one lucky person the chance to create your ultimate dream home.

Contact LJ Hooker today to arrange your private inspection.

Private inspections are available 7 days a week for qualified buyers giving 24 hours notice.

More About this Property

Property ID	B7RGMV
Property Type	House
Land Area	322.5 m ²
Including	Built-in-Robes

Jodie Stroud 0458 233 213

Sales Associate | jodie.stroud@ljhooker.com.au

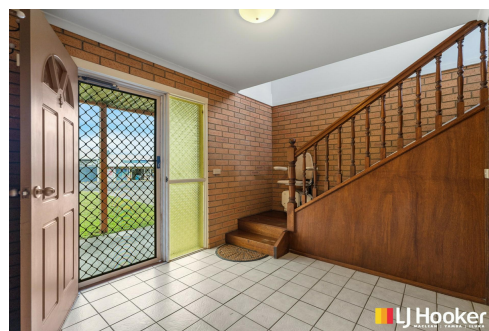
Nick Potente 0478 194 703

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

LJ Hooker Iluka (02) 6646 6321

63 Charles Street, ILUKA NSW 2466

iluka.ljhooker.com.au | iluka@ljhooker.com.au



Disclaimer: 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 Iluka
(02) 6646 6321



LOWER LEVEL



UPPER LEVEL

1 Charles Street
Iluka NSW 2466

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 purposed only and should only be used as such by any prospective purchaser.