



1 Hickey Street, Iluka

## Prime Opportunity with Stunning River Views — Build Your Dream Home in Iluka

This is your chance to secure an elevated 512m<sup>2</sup> slice of Iluka paradise, offering stunning river views and an unbeatable lifestyle. Just a stone's throw from the water's edge, this charming 2 bedroom, 1 bathroom cottage is currently tenanted, providing immediate income while you plan your dream home. Whether you're envisioning a relaxed coastal retreat or a modern family haven, the possibilities here are endless.

Perfectly positioned for families and lifestyle seekers alike, you'll enjoy the convenience of nearby schools and local shops, while boating enthusiasts will relish the easy access to the boat ramp just minutes away. The existing home exudes classic character and low-maintenance appeal, but the real value lies in the potential to knock down and rebuild (STCA) to fully capitalise on the magnificent outlook and prime location.

Opportunities like this rarely come up—embrace the laid-back riverside lifestyle and create the home you've always dreamed of in one of Iluka's most desirable settings.

2  1  1 

**FOR SALE**  
\$695,000

### AGENTS

Jodie Stroud  
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### AGENCY

LJ Hooker Iluka  
(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**

Inspections are by appointment only with notice.

## MORE DETAILS

Property ID	BK6GMV
Property Type	House
Land Area	512 m2
Including	Toilets (1) Built-in-Robes

**Jodie Stroud 0458 233 213**  
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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