



Iluka, 108 Charles Street

Rare Opportunity in Prime Coastal Location

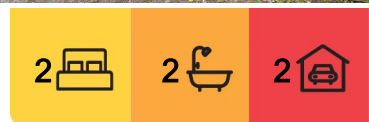
Discover the epitome of coastal living in the heart of Iluka's "Old Town" with this architecturally designed residence.

Renowned local architects crafted the design of the home, leveraging the surrounding environment in a breathtaking manner. Positioned and planned with meticulous care on the site, the residence seamlessly integrates with the trees, offering a harmonious connection, while allowing for natural airflow. Abundant natural light floods the interior through expansive windows, seamlessly blending the indoor and outdoor spaces.

This property has so much on offer and the location is second to none. Enjoy close proximity to pristine coastline, Clarence River & Iluka Bay, the newly constructed Sedgers Reef Hotel is only a short walk away, as is the Iluka Bowling Club, as well as the UNESCO World Heritage protected rainforest. Thus, providing you with access to an enviable coastal lifestyle.



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.



For Sale
\$1,700,000

View
ljhooker.com.au/B65GMV

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

LJ Hooker Iluka
(02) 6646 6321

The land size is vast for this location at 2,023 square meters and benefits from SP3 Tourist Zoning. This zoning allows for diverse development ventures, whether you envision your own coastal home, medium/high density residential complexes, commercial establishments, pubs/clubs, or serene campsites, the possibilities are boundless. Ensuring that this offering will only increase in value as time goes on.

Positioned for ultimate convenience and serenity, this property boasts unparalleled potential for development in one of the most coveted areas along the New South Wales coastline.

With many other features on offer here the property needs to be seen in person. Don't let this exceptional opportunity to secure your slice of coastal paradise with huge development potential pass you by.

More About this Property

Property ID	B65GMV
Property Type	House
Land Area	2023 m ²

Nick Potente 0478 194 703

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

Jodie Stroud 0458 233 213

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

LJ Hooker Iluka (02) 6646 6321

63 Charles Street, ILUKA NSW 2466

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



LJ Hooker Iluka
(02) 6646 6321

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.



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