



11B Spenser Street, Iluka

## Coastal Convenience, Complete Privacy & Nothing Left To Do

Tucked away at the rear of a private battle-axe block and positioned just six houses from the boat ramp, this beautifully updated home offers the kind of lifestyle buyers move to Iluka for.

Imagine starting your morning with a stroll along the river, launching the boat within moments of home or enjoying a quiet coffee under the covered entertaining area while the sea breeze drifts through. Hidden from the street and enhanced by rear access via Platypus Court, 11B Spenser Street delivers privacy, practicality and a level of presentation that allows you to simply move in and enjoy.

Over the past 12 months, the home has undergone a thoughtful refresh, creating a modern coastal residence that feels fresh, light and welcoming. At the heart of the home, the kitchen combines timeless finishes with quality appliances, featuring a stunning Carrara marble splashback, Caesarstone benchtops and premium Miele appliances. Whether you're preparing a family meal or entertaining friends after a day on the water, this space is designed to impress.

Designed for comfortable everyday living, the home offers two separate living areas, providing flexibility for families, visiting guests or

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**FOR SALE**

Price Guide \$900,000 - \$975,000

**VIEW**

By Appointment

**AGENTS**

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**AGENCY**

LJ Hooker Iluka

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 **LJ Hooker**

those who simply appreciate having additional space to relax and unwind. Whether it's a dedicated media room, children's retreat or a quiet second lounge, the layout caters to a variety of lifestyles.

New flooring throughout, including recently laid tiles and carpet, complements the home's neutral palette, while new gutters and eaves provide additional peace of mind for years to come. The addition of a 5kW solar system helps reduce energy costs and enhances everyday living.

Adding further appeal is the generous double garage, providing secure parking, excellent storage and plenty of space for bikes, fishing gear, watercraft or workshop needs. Combined with the rear access from Platypus Court, it offers a level of convenience that is increasingly difficult to find in such a central location.

This is the type of property that offers the best of both worlds. You enjoy the convenience of being close to everything Iluka has to offer while still enjoying the peace and privacy of a home tucked away from the road.

The covered outdoor entertaining area creates an extension of the living space, perfect for long lunches, afternoon drinks or simply relaxing while listening to the birds.

Spenser Street continues to be one of Iluka's most sought-after addresses due to its central location and easy access to both the river and town centre. From here, you're only moments from the boat ramp, local cafés, shops, sporting facilities and pristine beaches.

Whether you're searching for a permanent residence, coastal retreat or low-maintenance lifestyle property, this location places everything within easy reach.

#### Key Features

- Private battle-axe allotment with rear access from Platypus Court
- Two separate living areas offering excellent flexibility
- Double garage with secure parking and storage space
- Positioned approximately six houses from the boat ramp
- Kitchen with Carrara marble splashback
- Caesarstone benchtops and premium Miele appliances
- Retiled and recarpeted throughout within the last 12 months
- New gutters and eaves
- 5kW solar system
- Covered outdoor entertaining area
- Move-in ready with nothing further to spend
- Peaceful position set well back from the street

Homes offering this combination of privacy, presentation and proximity to the water are tightly held. If you've been waiting for a property where all the hard work has already been done, this is an opportunity not to be missed.

For more information or to arrange a viewing, contact Jodie Stroud from LJ Hooker Iluka on 0458 233 213.

**Disclaimer:** All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested parties should rely on their own enquiries. The property is being sold as is where is.

## MORE DETAILS

Property ID BQ4GMV  
Property Type House  
Land Area 582 m2  
Including Air Conditioning  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage  
Solar Panels

**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