







12 Angourie Street, Iluka

Owners Keen to Move On - Offers Invited in Central Iluka

The owners are ready for their next chapter and invite offers on 12 Angourie Street. With a great central location, comfortable living spaces and excellent storage, this is your opportunity to secure an Iluka home where you can leave the car behind and walk to village shops, cafés and everyday essentials.

Set among established, low-maintenance gardens, the home offers an easy coastal lifestyle with three bedrooms, a central bathroom and open-plan living and dining. The galley-style kitchen connects with the living area, keeping everyday meals and entertaining simple.

Enjoy your morning coffee on the front deck overlooking the gardens, or gather with friends in the covered rear entertaining area. Spend less time on garden upkeep and more time enjoying everything Iluka has to offer.

Practical features add to the appeal, with double carports on either side of the home and drive-through access to a large rear shed. Whether you need room for the boat, a workshop or extra storage, there's plenty of flexibility. A solar system helps keep running costs down.

3 1 5

FOR SALE
New Price Guide $790,000 - $820,000

VIEW
By Appointment

AGENTS
Jodie Stroud
0458 233 213
jodie.stroud@ljhooker.com.au

AGENCY
LJ Hooker Iluka | Maclean | Yamba
(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.

With the village centre within walking distance and the river and beach close by, this location puts the best of Iluka within easy reach.

Whether you're searching for a permanent home, a coastal getaway or an investment, make time to inspect. The owners are keen to move forward-bring your offer and start the conversation.

Contact Jodie Stroud on 0458 233 213 for more information or to arrange your inspection.

MORE DETAILS

Property ID	BPBGMV
Property Type	House
Land Area	556 m2
Including	Air Conditioning
	Deck
	Built-in-Robes
	Secure Parking
	Solar Panels











Jodie Stroud 0458 233 213
Licensed Real Estate Agent | jodie.stroud@ljhooker.com.au

LJ Hooker Iluka | Maclean | Yamba (02) 6646 6321
63 Charles Street, ILUKA NSW 2466
iluka.ljhooker.com.au | iluka@ljhooker.com.au

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.



12 Angourie Street,
Iluka

LJ Hooker
Maclean | Yamba | Iluka

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

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