



12 Angourie Street, Iluka




## Relaxed Coastal Living in the Heart of Iluka

Tucked into one of Iluka's most convenient pockets, 12 Angourie Street is a home that feels right from the moment you arrive. With leafy surrounds, inviting outdoor spaces and a layout designed for everyday comfort, it delivers relaxed coastal living with practical appeal-just moments from everything that makes Iluka so special.

Step inside to an open plan living and dining area that forms the heart of the home, a welcoming space for morning coffee, family meals or time with friends. The galley-style kitchen is well positioned, offering a functional layout that stays connected to the living zone.

The home flows easily from front to back, linking indoor comfort with outdoor living. A front deck overlooks established gardens, while an undercover rear area provides the perfect setting for entertaining or unwinding.

Practical features are well considered, with double carports on either side of the home and drive-through access to a large rear shed-ideal for storage, a workshop or the boat. A solar system adds efficiency and helps keep running costs down.

3  1  5 

**FOR SALE**  
\$850,000

**VIEW**  
By Appointment

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

**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**

The layout includes three bedrooms and a central bathroom, designed for easy living.

Positioned close to Iluka's village centre, you're within easy reach of cafés, shops and everyday essentials, with the river and beach just moments away.

Well-regarded for its central yet peaceful setting, Angourie Street continues to attract buyers seeking lifestyle and convenience in equal measure.

Whether you're looking for a permanent home, a coastal escape or an investment, this is a well-located opportunity with immediate appeal.

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

## 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**

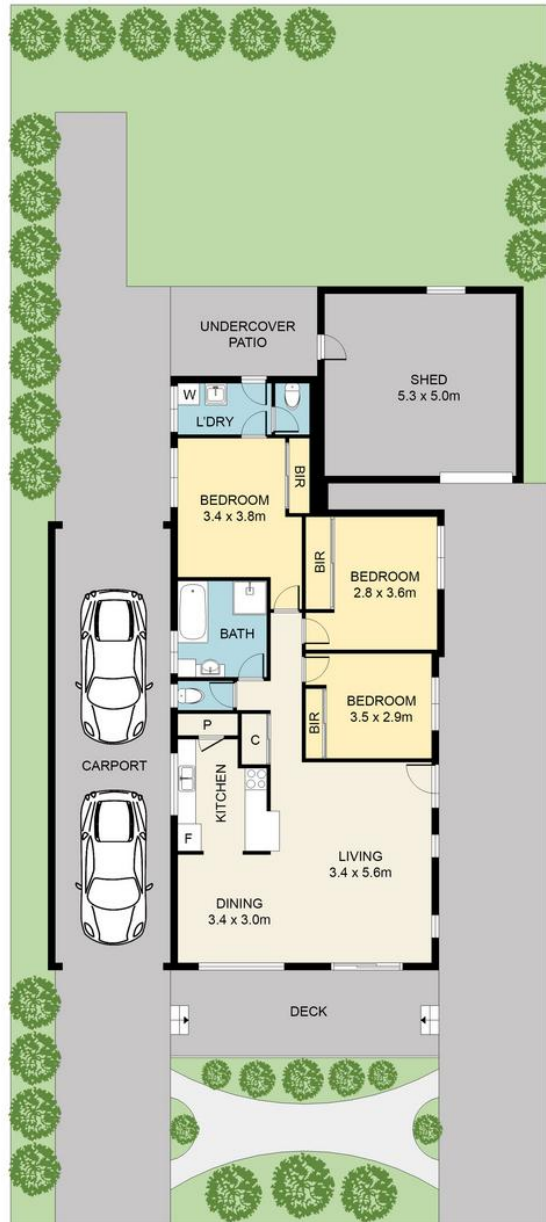
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Maclean | Yamba | Iluka

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