

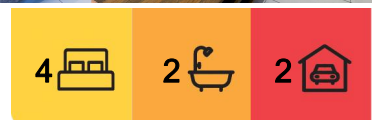


## Iluka, 12 Melville Street

### Family Friendly Investment Opportunity!

Providing superb street appeal with a light filled contemporary aesthetic this immaculately presented this property is move in ready. Whether you are looking for a great family home or a proven investment option, this property ticks all the boxes.

Upon entry the flowing layout draws you to the spacious kitchen with a large island bench providing plenty of work bench space and storage, while plush carpet brings cozy comfort in a separate lounge/media room/kids play area. All four bedrooms are spacious, also carpeted and have great storage options. A walk-in robe and ensuite complement the master suite whilst the main bathroom includes a bath and shower in its modern fit-out. Additional features include ceiling fans, reverse cycle air-conditioning and a double remote garage. Covered and tiled, there is alfresco entertaining at the rear, with good indoor/outdoor flow. Well-sized, the backyard is perfect for young children and pets, plus it is fenced for peace of mind. The front is gated so you have further off street vehicle/boat storage options.



**For Sale**  
\$870,000

**View**  
[ljhooker.com.au/B92GMV](http://ljhooker.com.au/B92GMV)

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**LJ Hooker Iluka**  
**(02) 6646 6321**

All of this positioned within a stone's throw from the river and all that Iluka has to offer, this really is a property that allows you to move in and enjoy or invest and reap the rewards! To book your inspection contact LJ Hooker Iluka today.

## More About this Property

<b>Property ID</b>	B92GMV
<b>Property Type</b>	House
<b>Land Area</b>	564 m2
<b>Including</b>	Toilets (2)

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