



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.



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.

4

2

2

For Sale
Please Call

View
ljhooker.com.au/B92GMV

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

Nick Potente
0478 194 703
nick.iluka@ljhooker.com.au

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

Property ID	B92GMV
Property Type	House
Land Area	564 m2
Including	Toilets (2)

Jodie Stroud 0458 233 213

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

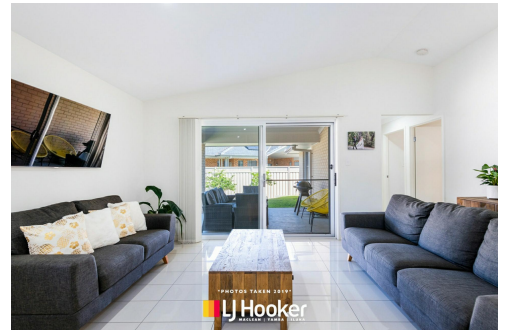
Nick Potente 0478 194 703

Principal/Sales Agent | nick.iluka@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.

