

14 Angourie Street, Iluka




## Coastal Lifestyle Retreat - Relaxed Living in Iluka

Ideal for families, retirees, holidaymakers or investors and close to everything! Welcome to 14 Angourie Street, Iluka - a lifestyle property designed for coastal living, entertaining and smart investment. This is the easy-going Iluka lifestyle buyers dream about. This is your unspoilt coastal paradise, away from the holiday madness.

This home offers three well-sized bedrooms and two full bathrooms plus a third WC + shower, creating a functional floorplan for everyday living or hosting visiting friends and family. Located in a quiet street, minutes from the Clarence River, village shops, primary school and pristine beaches! This home delivers the perfect combination of space, flexibility and relaxed holiday living.

Tiled flooring flows throughout this home to create a cool and low-maintenance interior that perfectly suits the climate. The open plan living, kitchen and dining area forms the heart of the home, complete with air conditioning and a wood heater for cosy winter nights.

A large undercover entertaining area offers the perfect setting for long summer lunches, weekend barbecues and relaxed evenings with friends. The sparkling pool invites you to cool off after a day at the

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**FOR SALE**  
\$975,000

**VIEW**  
By Appointment

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

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

beach or enjoy a swim in your private oasis. Positioned on an easy to maintain block with established, tropical gardens, this property has major lifestyle appeal with multiple indoor and outdoor living zones, a courtyard swimming pool and extensive parking with large, rear shed access.

#### Key Features

- Private Swimming pool - for hot for summer days
- Large undercover entertaining area - perfect for gatherings
- 3 spacious bedrooms + 2 bathrooms - ideal for guests or holiday accommodation
- Open-plan living, kitchen and dining - creating a central hub of the home
- Kids TV zone - a 2nd living area or retreat
- Air conditioning + cosy wood heater - for year-round comfort
- Tiled flooring - cool and easy to clean
- Long driveway - side access to the large shed with extra bathroom facilities
- Extensive off-street parking - perfect for boats, trailers, caravans, or multiple vehicles
- " Peaceful location - close to shops, beaches, the river and school
- " 557m<sup>2</sup> block - great outdoor spaces.

#### Investment & Lifestyle Opportunity

Currently operating as a successful holiday rental, this property offers outstanding flexibility as:

- A ready-to-go holiday investment
- A coastal escape
- A permanent home in one of Iluka's most desirable pockets.

If you are seeking a lifestyle transformation where you can escape the crowds to enjoy stunning beaches, national parks or fishing on the mighty Clarence River, this is it!

Contact: Jodie Stroud on 0458 233 213 to arrange your private inspection today.

#### MORE DETAILS

Property ID	BNVGMV
Property Type	House
House Size	121 m2
Land Area	558 m2
Including	Ensuite
	Air Conditioning
	Pool
	Fire Place
	Deck
	Dishwasher
	Outdoor Entertaining
	Fully Fenced

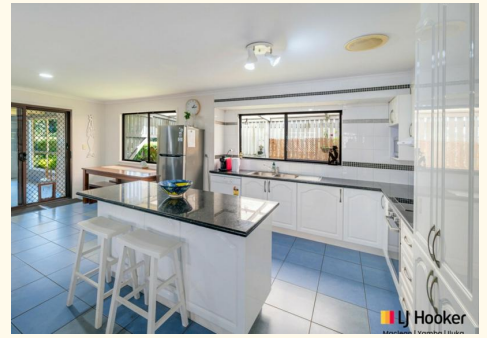
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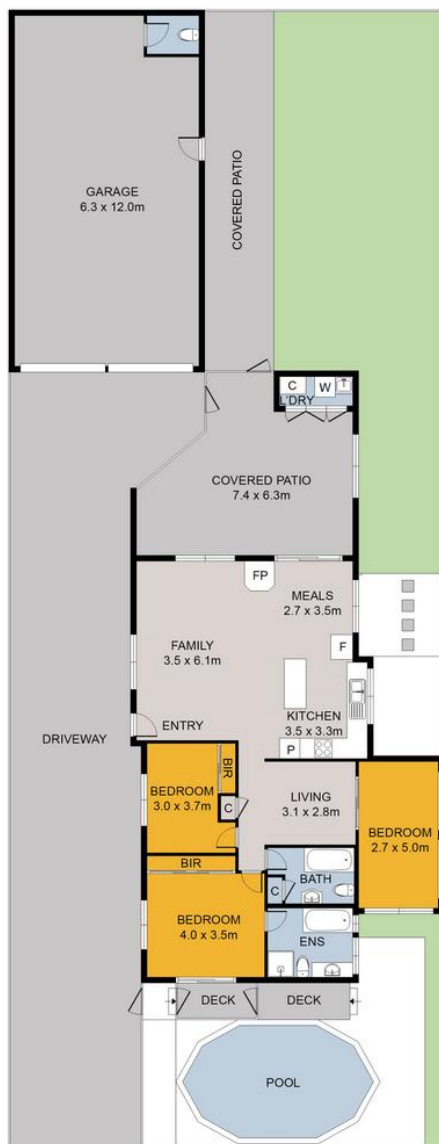
Licensed Real Estate Agent | [jodie.stroud@ljhooker.com.au](mailto:jodie.stroud@ljhooker.com.au)

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14 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

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