

14 Melville Street, Iluka

## Corner Block. Solid Bones. Big Potential.

Positioned on a generous 644m<sup>2</sup> corner block within a well-held residential setting, 14 Melville Street presents a solid home with space, flexibility and the chance to create something truly your own in this beautiful coastal village. Whether you're looking to renovate, invest or create your dream coastal escape, this is an opportunity to secure a well-positioned home with plenty of upside.

This is the kind of property you walk into and instantly start imagining the possibilities. Whether it's a full renovation, a coastal-inspired refresh or a long-term investment, the foundations are here-it's simply waiting for your vision.

Step inside and you'll find this classic brick and tile 3 bedroom home offers a practical layout designed for everyday living. Natural light filters through the interiors, while the spacious footprint provides the flexibility to modernise.

Outside, the block is a blank canvas waiting for you to create the perfect outdoor space for a relaxed Iluka lifestyle. A double garage provides secure parking and plenty of storage.

3  1  2 

**FOR SALE**  
\$800,000

**VIEW**  
By Appointment

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

Danica Britten  
0452 521 038  
danica.britten@ljhooker.com.au

**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**

Set in a peaceful part of Iluka, you're just moments from everything that makes this coastal village so special. Morning walks along the Clarence River, a quick trip to the ferry for coffee in Yamba, or afternoons spent at one of the region's pristine beaches-this is a lifestyle that's all about simplicity and connection to nature.

## MORE DETAILS

Property ID	BP1GMV
Property Type	House
Land Area	644.1 m2
Including	Built-in-Robes Secure Parking

**Jodie Stroud 0458 233 213**

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

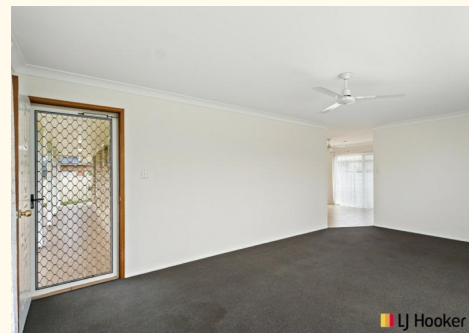
**Danica Britten 0452 521 038**

Director/Licensee | [danica.britten@ljhooker.com.au](mailto:danica.britten@ljhooker.com.au)

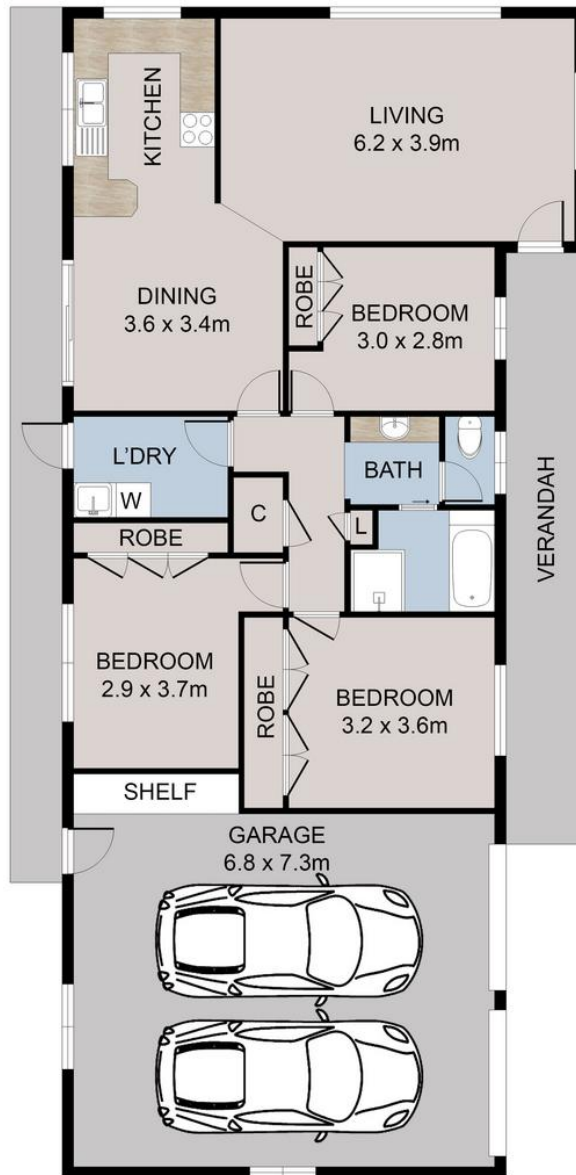
**LJ Hooker Iluka (02) 6646 6321**

63 Charles Street, ILUKA NSW 2466

[iluka.ljhooker.com.au](http://iluka.ljhooker.com.au) | [iluka@ljhooker.com.au](mailto:iluka@ljhooker.com.au)



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 **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