







19 Melville Street, Iluka

Motivated Owners-Coastal Living with a Pool!

Positioned in one of Iluka's established residential streets, just moments from the Clarence River, 19 Melville Street presents a timely opportunity to secure a comfortable coastal home with a pool, practical living spaces and plenty of potential.

Offering far more space than first meets the eye, the home features a generous lounge room with a wood-burning fireplace, creating a warm and inviting retreat during the cooler months. An adjoining sunroom captures an abundance of natural light and opens directly onto the rear patio and sparkling in-ground pool-perfect for relaxed summer living and entertaining.

The functional kitchen and dining area connect to a second outdoor patio, providing another private space to enjoy your morning coffee, casual meals or time with family and friends.

Both bedrooms are generously proportioned and serviced by the main bathroom, while the laundry includes a second shower and toilet-ideal after a day at the beach or by the pool. Outside, the fully fenced backyard offers privacy with minimal upkeep, complemented by a garden shed and single lock-up garage.

2 2 1

FOR SALE
Price Guide: $800,000 - $850,000

VIEW
By Appointment

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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.

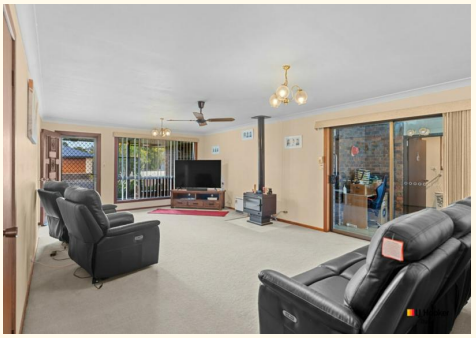
Currently tenanted, the property will appeal equally to investors seeking an established coastal investment, downsizers wanting low-maintenance living or buyers planning a future move to Iluka.

With motivated owners ready to move forward, now is the time to act. Homes in this location offering generous living spaces, a private backyard and an in-ground pool are tightly held and increasingly difficult to secure.

Don't wait for someone else to recognise the opportunity. Contact Jodie Stroud at LJ Hooker Iluka on 0458 233 213 to arrange your inspection.

MORE DETAILS

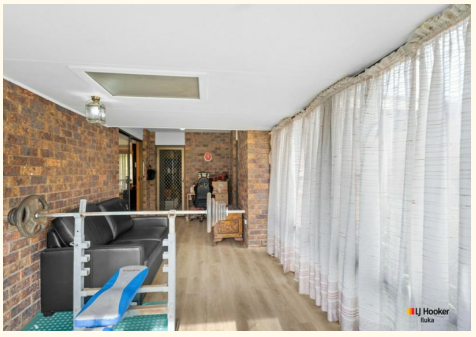
Property ID	BQRGMV
Property Type	House
Land Area	567.7 m2
Including	Toilets (2)
	Pool
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced











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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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LJ Hooker