

21 Duke Street, Iluka

Coastal Flexibility with Space for Everyone

21 Duke Street offers the kind of flexibility and relaxed lifestyle that makes this coastal village so tightly held. Positioned on a generous 683sqm block and just moments from the river, beaches and village centre, this is a home designed to adapt-whether you're accommodating extended family, hosting guests or simply enjoying extra space to live and unwind.

From the moment you arrive, there's a sense of calm. Inside, the home unfolds across two levels, each offering its own purpose while working seamlessly together.

Upstairs is where everyday living shines. Timber floors and feature wall panelling create warmth and character, while the spacious lounge opens out to a balcony capturing gentle river glimpses and coastal breezes. The kitchen is generous in size and connects easily to a separate dining room. The sunroom at the rear-bathed in natural light and flowing onto its own balcony with stairs leading to the backyard. It's easy to imagine slow mornings here with coffee in hand or long lunches with family and friends.

Downstairs adds a whole new dimension of versatility. With two

4  2  3 

FOR SALE

Price Guide \$950,000 - \$995,000

VIEW

By Appointment

AGENTS

Jodie Stroud
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jodie.stroud@ljhooker.com.au

AGENCY

LJ Hooker Iluka
(02) 6646 6321

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 **LJ Hooker**

additional bedrooms, a bathroom and a large tiled rumpus room complete with feature wood ceilings, this level is ideal for teenagers or guests. The practical layout is complemented by a laundry and internal access to the drive-through garage.

Step outside and you'll find a spacious backyard with excellent access and storage options, including a standalone single garage/shed and additional carport-perfect for boats, trailers or extra vehicles, something highly valued in Iluka's coastal and riverfront lifestyle.

This is a home that grows with you. Flexible, welcoming and full of character, it offers space to spread out while still feeling connected-perfect for those chasing a laid-back coastal lifestyle without compromise.

For more information or to arrange a viewing, contact Jodie Stroud from LJ Hooker Iluka on 0458 233 213.

MORE DETAILS

Property ID	BNXGMV
Property Type	House
Land Area	683 m2
Including	Air Conditioning Fire Place Balcony Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced

Jodie Stroud 0458 233 213

Licensed Real Estate Agent | jodie.stroud@ljhooker.com.au

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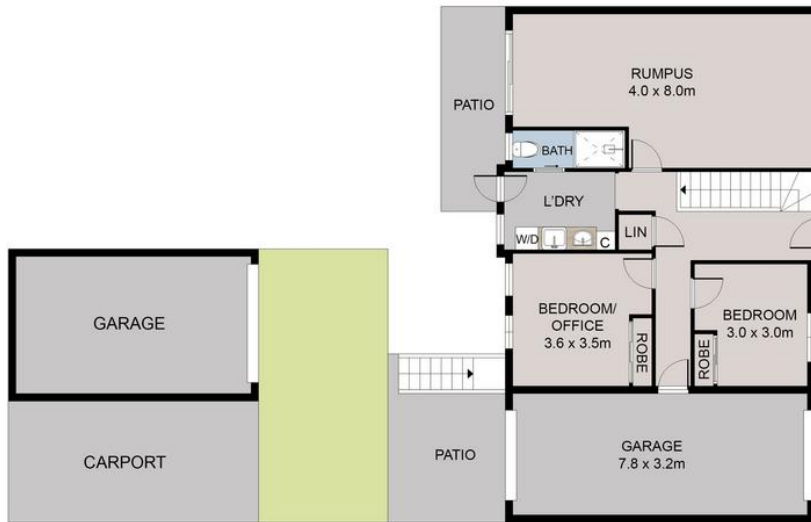
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FIRST FLOOR



GROUND FLOOR

**21 Duke Street,
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