



4 Riverview Street, Iluka

## Coastal Character, Endless Potential in the Heart of Iluka

There's something special about homes that have stood the test of time - the kind of property that instantly feels connected to the soul of a coastal town. Set on a substantial 961m<sup>2</sup> parcel, 4 Riverview Street is packed with possibility, offering space, character and an enviable lifestyle just moments from the waterfront.

Held within a quiet pocket loved for its oversized blocks and relaxed atmosphere, this property presents the rare opportunity to secure a genuine piece of old Iluka while creating something truly your own. Whether you're searching for a permanent coastal escape, a renovation project with strong upside or simply a large block close to everything that matters, this address delivers the flexibility you're chasing.

The home itself offers a practical and welcoming layout with four bedrooms, two bathrooms and multiple living zones spread across a generous footprint. Original features throughout provide warmth and personality, while the proportions of the home create the ideal canvas for those wanting to modernise, refresh or completely reimagine the space over time.

Natural light filters through the interiors, and the connection to the

4 2 1

**FOR SALE**  
Expressions of Interest

**VIEW**  
By Appointment

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**LJ Hooker**

outdoors is immediate. Step outside and you're greeted by a backyard that feels increasingly rare this close to the village centre - expansive, private and filled with potential. There's room for entertaining spaces, gardens, extra shedding, a pool, future improvements or subdivision (STCA), all while still having space left over for the kids, pets, boat or caravan.

What truly elevates this property is the lifestyle attached to the address. From Riverview Street, your mornings can begin with a walk along the Clarence River, coffee from one of Iluka's local cafés or a quick ferry trip across to Yamba. In the evenings, stroll just footsteps away to the popular Sunset & Wine Bar and unwind with a drink while taking in the riverfront atmosphere and spectacular sunsets over the Clarence. Weekends are spent fishing, boating, surfing or exploring the nearby World Heritage rainforest walking tracks that have made Iluka one of the North Coast's best-kept secrets.

Whether you renovate now, invest for the future or simply enjoy the lifestyle on offer, 4 Riverview Street is an opportunity to secure your place in one of the North Coast's most tightly held coastal communities.

If this sounds like the lifestyle you've been searching for, contact Jodie Stroud today on 0458 233 213 to arrange your private inspection.

## MORE DETAILS

|               |                                 |
|---------------|---------------------------------|
| Property ID   | BPHGMV                          |
| Property Type | House                           |
| Land Area     | 961 m2                          |
| Including     | Air Conditioning<br>Toilets (2) |

**Jodie Stroud 0458 233 213**

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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