







40 Marandowie Drive, Iluka

Make us an offer!

Set on an impressive 1,844m² block overlooking the river, 40 Marandowie Drive is ready for its next chapter. The owners are inviting offers.

Largely in original condition, this substantial two-storey brick and tile home gives renovators the chance to make the most of its generous proportions, multiple living areas, extensive storage and river outlook.

Upstairs, the open-plan living, dining and kitchen area opens onto a large balcony overlooking the water. The master suite shares that outlook, with direct balcony access, a walk-through wardrobe, additional cupboard and private ensuite. Two further bedrooms and the main bathroom complete the upper level.

Downstairs, you'll find a second living area, laundry with an additional shower and toilet, and an oversized double garage with a separate storage room. Outside, the expansive block and large shed provide plenty of space for boats, caravans, a workshop or storage.

Move in and renovate over time or plan a complete transformation. Inspect the property, see the potential for yourself and put your offer forward. All reasonable offers will be considered.

3 3 2

FOR SALE
Please Call

AGENTS
Jodie Stroud
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jodie.stroud@ljhooker.com.au

AGENCY
LJ Hooker Iluka | Maclean | Yamba
(02) 6646 6321

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.

LJ Hooker

MORE DETAILS

Property ID	BR1GMV
Property Type	House
Land Area	1844 m2
Including	Balcony
	Workshop
	Built-in-Robes
	Secure Parking

Jodie Stroud 0458 233 213
Licensed Real Estate Agent | jodie.stroud@ljhooker.com.au

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TOTAL: 211 m2
1st floor: 82 m2, 2nd floor: 129 m2
EXCLUDED AREAS: GARAGE: 37 m2, STORAGE: 6 m2, PORCH: 6 m2,
BALCONY: 34 m2, WALLS: 17 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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