



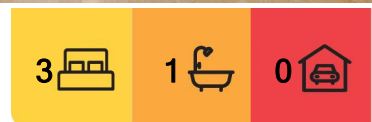
Iluka, 45 Charles Street

Prime 1,350m² site in Iluka CBD - Commercial Use & Subdivision Potential!

Positioned on one of Iluka's most generous parcels of land, 45 Charles Street presents a rare and exciting opportunity to secure 1,351m² of prime E1-zoned real estate in the heart of this much-loved coastal village. This expansive block offers endless potential-whether you're looking to enjoy the serenity of wide-open space, explore future development (STCA), or simply secure your slice of seaside paradise.

Just a short walk to the shimmering waters of Iluka Bay and the newly opened Sedger's Reef Hotel, the property is ideally located near cafés and shops. Everything you need is close at hand, yet the property maintains a peaceful, tucked-away charm thanks to its oversized footprint.

The existing three-bedroom cottage is neat, welcoming, and ready to enjoy. Light-filled interiors include an open-plan kitchen, dining, and family zone that opens out to a large



For Sale
\$1,250,000

View
By Appointment

Contact
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LJ Hooker Iluka
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Disclaimer: 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.

covered deck with a built-in bar-perfect for coastal entertaining. A separate lounge and ceiling fans throughout add to the comfort and liveability of the home.

A large backyard shed completes the package, offering plenty of space for tools, storage or workshop needs.

With land of this size and flexibility becoming increasingly rare in Iluka, this is more than just a home-it's a chance to secure a valuable, versatile holding in one of the Northern Rivers' most desirable coastal communities.

Contact Jodie Stroud on 0458 233 213 to arrange your personal inspection.

More About this Property

Property ID	BDEGMV
Property Type	House
Land Area	1351 m2
Including	Air Conditioning Deck

Jodie Stroud 0458 233 213

Sales Agent | jodie.stroud@ljhooker.com.au

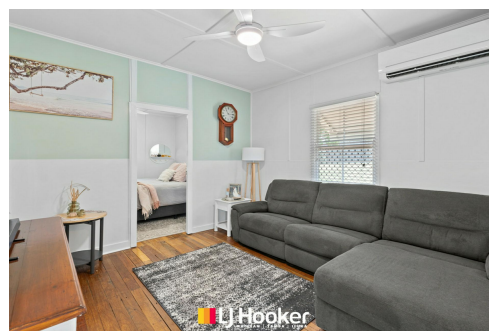
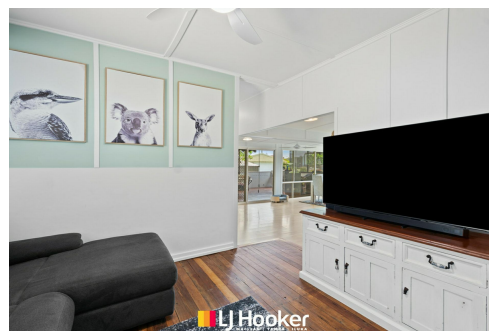
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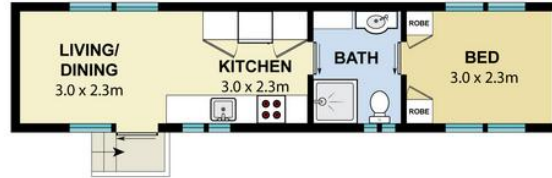
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45 Charles Street
Iluka NSW 2466

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposed only and should only be used as such by any prospective purchaser.