



## Iluka, 54 Duke Street

### Reluctant Sale as Owner Moves Into Care

Offered for sale for the first time in 25 years, this much-loved family home is steeped in warmth and history. With the owner now moving into care, this is a genuine and reluctant sale —presenting a rare opportunity for the next family to make it their own.

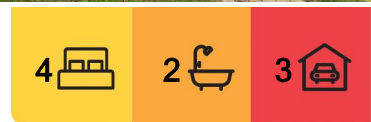
Set on an expansive 962m<sup>2</sup> block in a central, sought-after location, the home offers four bedrooms, including a spacious master with ensuite, a large lounge room, original kitchen with adjoining meals area, and a separate family room that flows out to a huge undercover entertaining space.

The backyard is brimming with possibilities, featuring two garden sheds, a tranquil fish pond, double garage, and side access to a carport —perfect for extra vehicles, a boat or trailer.

In mostly original condition, this solid and spacious home is ready for its next chapter.



**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.



**For Sale**  
\$950,000

**View**  
By Appointment

**Contact**  
**Jodie Stroud**  
0458 233 213  
jodie.stroud@ljhooker.com.au

**Nick Potente**  
0478 194 703  
nick.iluka@ljhooker.com.au

**LJ Hooker Iluka**  
**(02) 6646 6321**

Blocks of this size are increasingly hard to come by, especially in such a central position.

Don't miss this chance to secure a home full of potential and heart. A treasured property for over two decades —now it's time to make it yours. Must be sold.

Due to the high level of interest already received in this property we will be opening it for inspection Saturday 19th of July at 2.00-2.30pm.

## More About this Property

<b>Property ID</b>	BHMGMV
<b>Property Type</b>	House
<b>Land Area</b>	962 m2
<b>Including</b>	Air Conditioning Built-in-Robes Fully Fenced Remote Garage Solar Panels

### Jodie Stroud 0458 233 213

Sales Agent | [jodie.stroud@ljhooker.com.au](mailto:jodie.stroud@ljhooker.com.au)

### Nick Potente 0478 194 703

Principal/Sales Agent | [nick.iluka@ljhooker.com.au](mailto:nick.iluka@ljhooker.com.au)

### LJ Hooker Iluka (02) 6646 6321

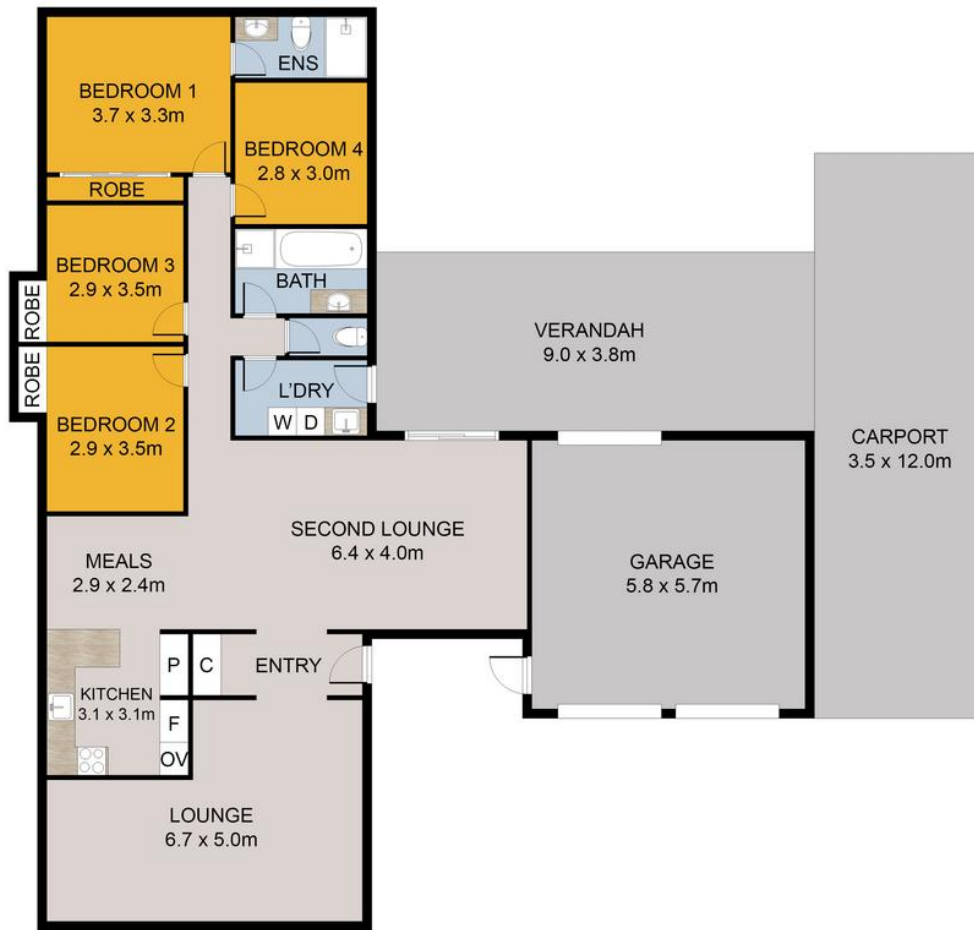
63 Charles Street, ILUKA NSW 2466

[iluka.ljhooker.com.au](http://iluka.ljhooker.com.au) | [iluka@ljhooker.com.au](mailto:iluka@ljhooker.com.au)



**LJ Hooker Iluka**  
**(02) 6646 6321**

**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.



54 Duke Street,  
Iluka

**LJ Hooker**  
Maclean | Yamba | 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