



Iluka, 65 Charles Street

Unmissable Opportunity, Secure Now!

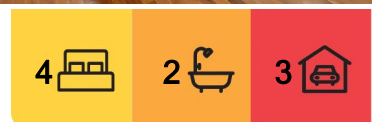
Our extremely motivated vendor is eager to sell with a deadline put in place of 30th June, making this a rare opportunity to secure a prime property in one of Iluka's most desirable locations. With strong potential for long-term growth and excellent value, this is a chance that simply shouldn't be missed.

This elevated 3-bedroom, 1-bathroom home strikes the perfect balance of comfort, space, and versatility. It features an open-plan kitchen and dining area, a spacious main living room, and a large downstairs living area with its own separate access-ideal for growing families or those needing extra space.

Positioned on a generous 675sqm block, the property also includes a self-contained 1-bedroom, 1-bathroom unit with a private entrance. This versatile space is perfect for guests, extended family, or as a potential rental income stream. The property is fully solar-powered and separately metered for added efficiency and cost savings.



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
Price Guide \$1,050,000 to \$1,150,000

View
By Appointment

Contact
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LJ Hooker Iluka
(02) 6646 6321

The beautifully maintained garden leads to a private-lane-access driveway and a large 3-bay shed, providing ample space for storage and secure parking.

Adding even more value is the inclusion of a commercial retail space fronting Charles Street, currently leased to Hogues Hot Bread-a beloved local bakery with a longstanding presence in the community. With a secure 5 x 5 x 5 lease in place, you'll benefit from immediate, consistent rental income.

Located close to shops, parks, and public transport, this unique property offers something for everyone-investors, large families, or those seeking a lifestyle home with strong income potential.

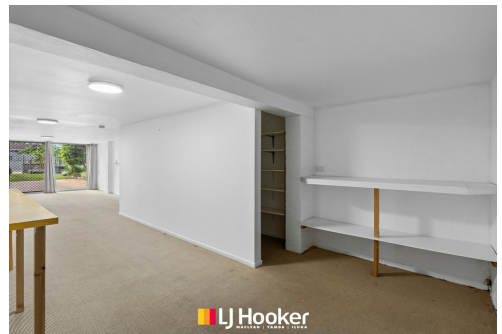
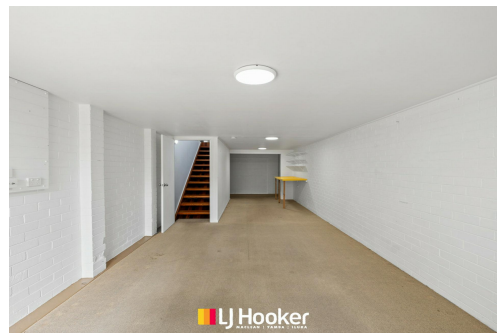
Contact Nick Potente at 0478 194 703 or Jodie Stroud at 0458 233 213 for more information or to schedule an inspection today!

More About this Property

Property ID	BBAGMV
Property Type	House
Land Area	675 m2
Including	Toilets (3) Deck Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced Solar Panels Grey Water System Water Tank

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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 purposes only and should only be used as such by any prospective purchaser.