



74a Duke Street, Iluka

Smart, Simple & Right Where You Want to Be!

If you've been searching for something that just makes sense - easy layout, low maintenance, great location - 74A Duke Street delivers exactly that. Positioned in one of Iluka's most convenient pockets, this is a home designed for straightforward living without compromising on lifestyle.

From the moment you step inside, there's a sense of space that works. A generous lounge offers a comfortable retreat, separate enough to unwind, while the open plan kitchen and dining area keeps everyday living connected and functional. It's a layout that suits real life - whether that's quiet nights in or having a few people over.

The kitchen sits at the centre of it all - and has been newly installed - linking seamlessly to the dining space and flowing through to the outdoor area. It's practical, easy to navigate and perfectly suited to both daily routines and weekend entertaining.

All three bedrooms are well-sized and positioned for privacy, serviced by a central bathroom with two newly installed toilets. Floating timber floors and tiles add a fresh, low-maintenance finish throughout, while gas heating provides a cost-effective option for year-round comfort.

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FOR SALE
\$850,000

VIEW
By Appointment

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

AGENCY
LJ Hooker Iluka
(02) 6646 6321

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Step outside and you'll find a covered outdoor area that extends your living space - ideal for a morning coffee, a casual barbecue or simply enjoying the fresh coastal air. The garden is intentionally low-maintenance, supported by a spear pump, giving you more time to enjoy the lifestyle Iluka is known for rather than spending weekends on upkeep. Set on an easily maintained Torrens Title 420sqm block and not in a flood zone, this is a property that offers both peace of mind and practicality.

Additional upgrades include newly repainted gutters and eaves, while the home is solar powered - with no power bills since installation - adding real long-term value and efficiency. The double garage adds another layer of practicality, offering secure parking plus room for storage, tools or all the extras that come with coastal living.

This is easy living. Lock-up-and-go if you want it to be, or settle in and make it your own. Everything about the home is designed to simplify your day-to-day while still giving you the space you need.

For more information or to arrange your inspection, contact Jodie Stroud from LJ Hooker Iluka on 0458 233 213.

MORE DETAILS

Property ID	BP3GMV
Property Type	House
Land Area	420 m2
Including	Toilets (2)
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced

Jodie Stroud 0458 233 213

Licensed Real Estate Agent | jodie.stroud@ljhooker.com.au

LJ Hooker Iluka (02) 6646 6321

63 Charles Street, ILUKA NSW 2466

iluka.ljhooker.com.au | iluka@ljhooker.com.au





74A Duke Street,
Iluka

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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