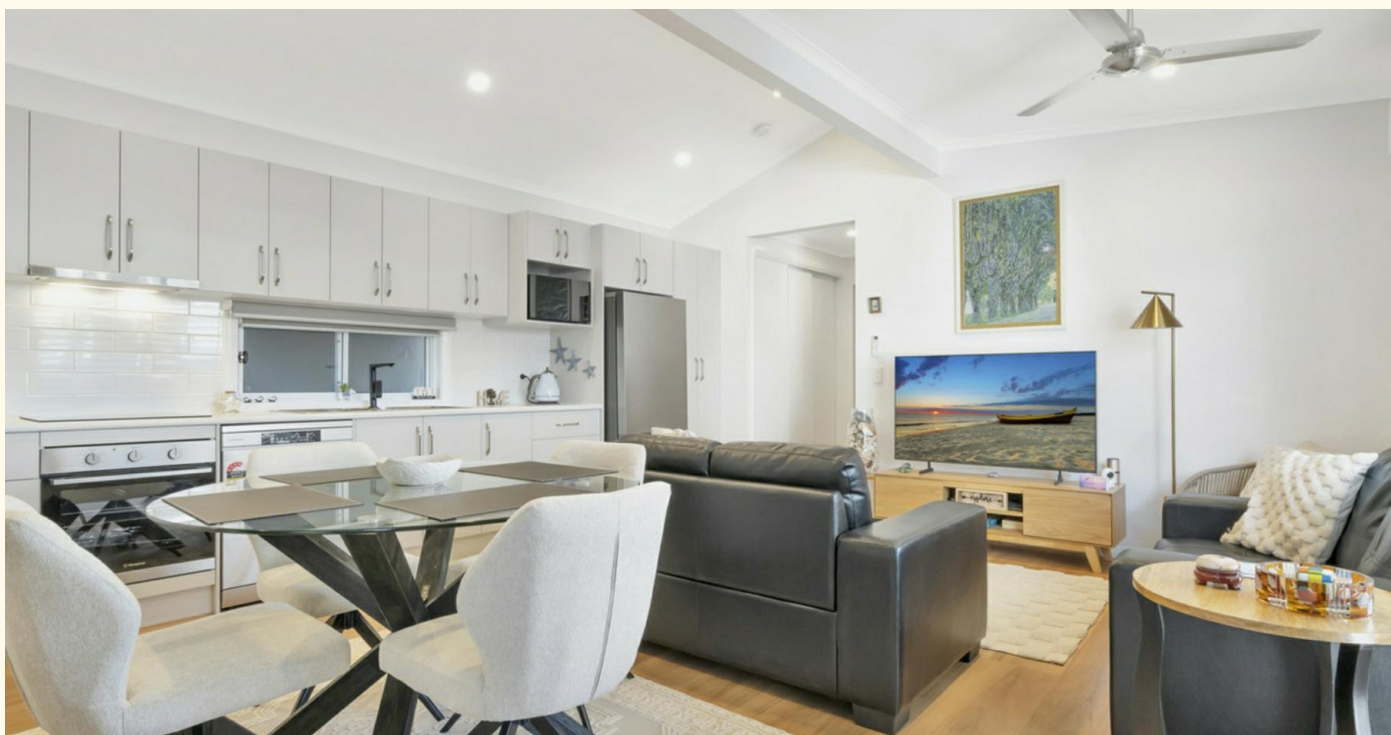


10/9A Conrad Close, Iluka

## More Time for Living, Less Time on Maintenance

Life here is designed to be easy. Whether your days are spent on the river, exploring the coastline, catching up with neighbours or simply enjoying the privacy of your own home, this villa provides a comfortable base without the demands of a large property.

The home has been thoughtfully designed to make the most of its space. The open-plan kitchen, dining and living area creates a welcoming central hub, complemented by a Westinghouse multi-function electric oven, dishwasher and generous storage. LED downlights, brushed aluminium ceiling fans and two Fujitsu split-system air conditioners ensure the home remains bright and comfortable throughout the seasons.

Positioned at opposite ends of the villa, the two bedrooms offer welcome separation and privacy. This practical arrangement is ideal for visiting family and friends, sharing the home or creating a quiet space away from the main living area.

Outdoor living is equally effortless. The private screened rear deck provides a protected place to dine, entertain or relax at any time of day, while the low-maintenance garden allows you to enjoy the

2 1 1

**FOR SALE**  
\$460,000

**VIEW**  
By Appointment

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

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

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

**LJ Hooker**

surroundings without spending your weekends on upkeep. Hardwood decking, stairs and posts, stainless steel security doors and blackout shades add further comfort and practicality.

The carport offers an impressive 3.2 metres of clearance, providing extra height and flexibility rarely found in a home of this style.

Anchorage Park Estate offers far more than simply a place to live. Residents can enjoy a number of facilities including a swimming pool and a private boat ramp, with a new community hub also planned. It is a friendly environment where you can be as social or as private as you choose.

With the Clarence River approximately 200 metres away, opportunities for fishing, boating and time on the water are always close at hand. Iluka's beaches, surf, national parks and coastal walking tracks provide endless ways to enjoy the outdoors, while the Iluka—Yamba ferry offers a relaxed connection across the river.

This is an inviting choice for those ready to simplify their home while adding more freedom, recreation and enjoyment to everyday life.

## MORE DETAILS

|               |                  |
|---------------|------------------|
| Property ID   | BR7GMV           |
| Property Type | Retirement       |
| Including     | Air Conditioning |
|               | Deck             |
|               | Dishwasher       |
|               | Built-in-Robes   |
|               | Secure Parking   |

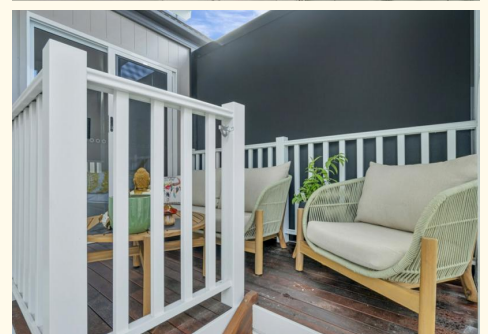
**Jodie Stroud 0458 233 213**

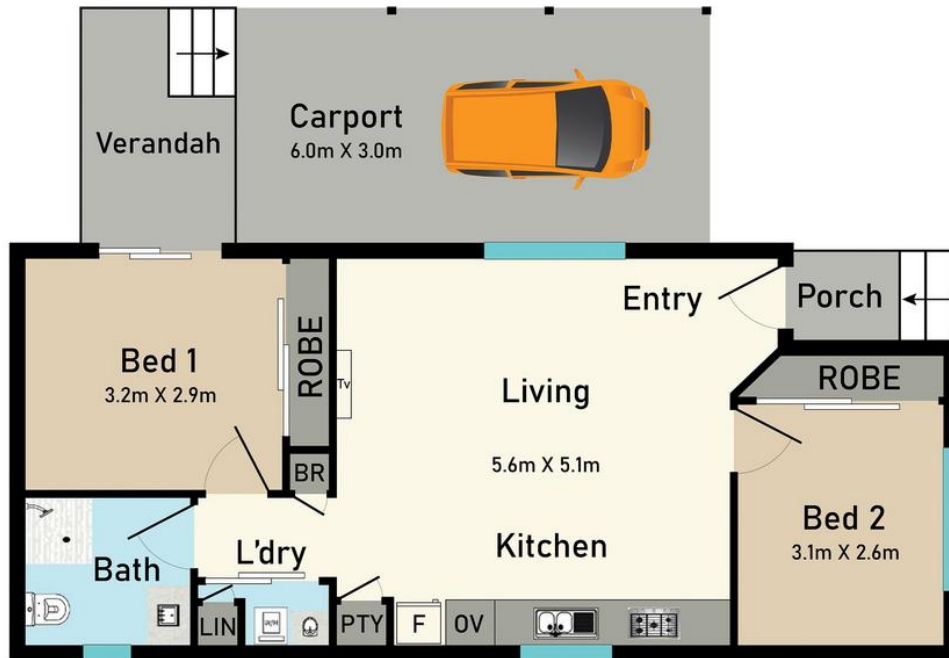
Licensed Real Estate Agent | [jodie.stroud@ljhooker.com.au](mailto:jodie.stroud@ljhooker.com.au)

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10/9A Conrad Close, Iluka, NSW 2466

\* Dimensions are approximate and for illustrative purposes only

