



17/9A Conrad Close, Iluka

## Coastal Comfort & Easy Living in Iluka's Premier Over-55s Community

Positioned in Anchorage Park Estate, an over-55s community, 17/9A Conrad Close offers the kind of lifestyle many buyers spend years searching for - low-maintenance living, quality modern finishes and a welcoming community atmosphere, all just moments from the Clarence River and Iluka's stunning coastline.

Set within a secure gated estate surrounded by established greenery and native birdlife, this beautifully presented home delivers the perfect balance of independence, comfort and connection. Whether you're downsizing from a larger family home or searching for a relaxed coastal base where everything is done for you, this is the opportunity to simply move in and enjoy.

The home itself presents 'as new' and has been exceptionally maintained throughout. Light-filled interiors create an immediate sense of warmth, with an open-plan living and dining area flowing effortlessly to the covered side deck - a peaceful retreat ideal for your morning coffee or relaxed afternoons overlooking the surrounding trees and gardens.

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**FOR SALE**  
\$590,000

**VIEW**  
By Appointment

**AGENTS**  
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

The kitchen has been thoughtfully designed with quality appliances, generous storage and practical bench space, while the overall layout has been created for easy everyday living. Two well-proportioned bedrooms, a modern bathroom and secure parking complete a home that feels comfortable, functional and inviting from the moment you arrive.

Adding even more appeal, the owners are willing to include the furniture in the sale, creating a genuine walk-in-ready opportunity for buyers wanting a stress-free transition into coastal living.

Beyond your front door, the lifestyle on offer is what truly sets this property apart. Residents enjoy access to excellent community facilities including a swimming pool, all within a secure and friendly environment. Your days can begin with a walk along the Clarence River foreshore, a coffee from one of the local cafés or a quick ferry ride across to Yamba. Fishing, boating, bowls, beaches and rainforest walking trails are all part of everyday life here, making it easy to see why so many buyers are making the move to this relaxed coastal village.

Contact Jodie Stroud on 0458 233 213 for more information or to arrange your private inspection.

## MORE DETAILS

Property ID	BPKGMV
Property Type	Retirement
Including	Air Conditioning Deck Dishwasher Built-in-Robes

**Jodie Stroud 0458 233 213**

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