

2/6 Angourie Street, Iluka

Balcony mornings and bay walks in Iluka

Open the bedroom door to the balcony, take your coffee outside and let the morning start slowly. Set in a quiet residential pocket of Iluka, this three-bedroom townhouse gives you two outdoor spaces to enjoy, with a balcony upstairs and a fenced courtyard out the back. With a tenant already in place, it's an opportunity to secure a foothold in a coastal village where the river, rainforest and beach are all part of everyday life.

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The updated kitchen, complete with a dishwasher, and tiled flooring downstairs make the ground floor easy to look after. The lounge gives you a spot to settle in at the end of the day, while a cupboard beneath the stairs keeps everyday clutter out of sight. Outside, the paved rear courtyard has room for a table and chairs, a few pots of herbs or a

3 2 1

FOR SALE
$700,000

VIEW
By Appointment

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

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quiet lunch in the fresh air.

Upstairs, all three bedrooms have built-in wardrobes and two open directly onto the balcony, where you can catch the afternoon breeze. The main bathroom has a bathtub and a separate toilet. Downstairs, a shower and toilet in the laundry are handy when you're coming back from the beach. The single lock-up garage has internal access, making it easy to bring the groceries straight inside.

Pick up a coffee or the groceries in the village, then take the long way home along the Iluka Bay foreshore. Spend your weekends following the rainforest track to Iluka Bluff, packing a picnic for the beach or catching the passenger ferry across the Clarence River to Yamba. To find out more about 2/6 Angourie Street or arrange a viewing by appointment, contact Jodie Stroud on 0458 233 213.

MORE DETAILS

Property ID	BS4GMV
Property Type	Townhouse
Including	Courtyard
	Balcony
	Dishwasher
	Built-in-Robes











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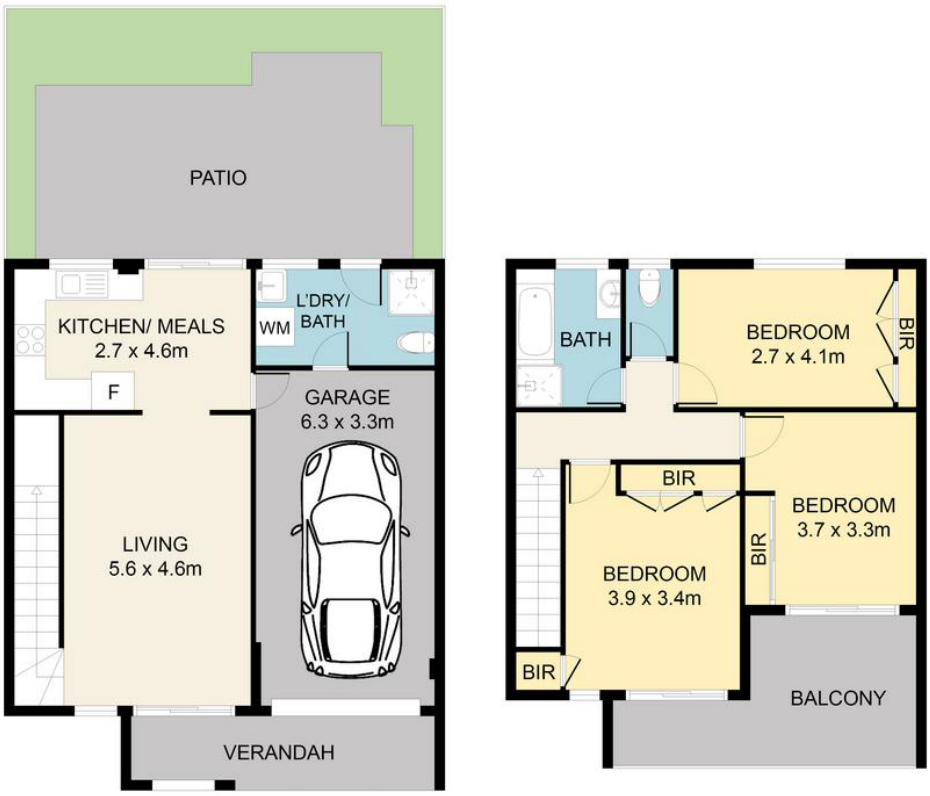

GROUND FLOOR

FIRST FLOOR

2/6 Angourie Street,
Iluka NSW 2466

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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

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