




4/6 Angourie Street, Iluka

## Motivated Vendor - Perfect Investment or First Home!

Tucked away in a peaceful complex of just six, this beautifully presented 3-bedroom townhouse is the perfect blend of space, comfort and privacy. The open-plan living and dining area is light-filled and inviting leading through to a well appointed kitchen, offering a relaxed atmosphere for both everyday living and entertaining. Two of the three spacious bedrooms access a roomy balcony, ideal for enjoying fresh air and outdoor moments.

For added convenience, the property includes a second shower and toilet in the laundry, providing extra practicality for busy households or guests. The large, fully fenced courtyard is a standout feature, offering plenty of space for outdoor living, gardening, or simply unwinding in peace while the single lock up garage provides secure parking and extra storage.

With a great location, low-maintenance living, and fantastic features, this townhouse presents an incredible opportunity. Don't miss your chance to secure this exceptional home! Contact Jodie on 0458 233 213 to arrange your private inspection.

3  2  1 

**FOR SALE**  
\$615,000

### AGENTS

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

### AGENCY

LJ Hooker Iluka  
(02) 6646 6321

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.

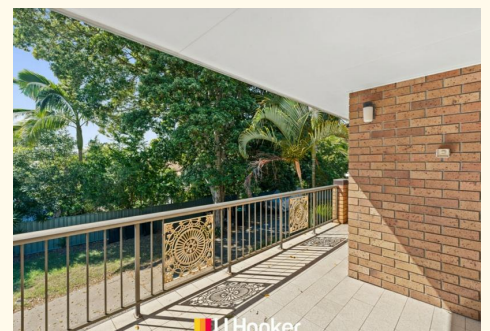
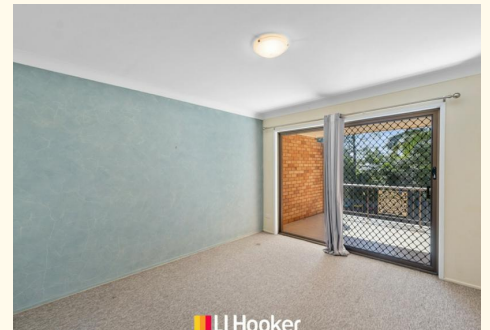
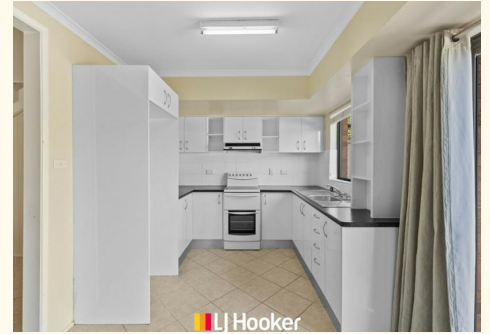
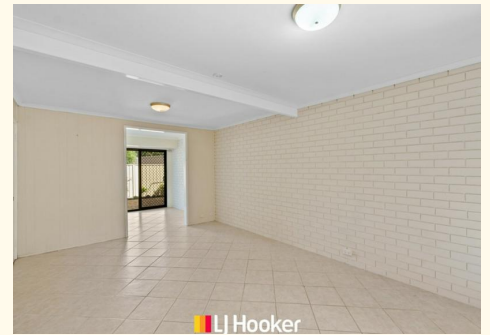
 **LJ Hooker**

## MORE DETAILS

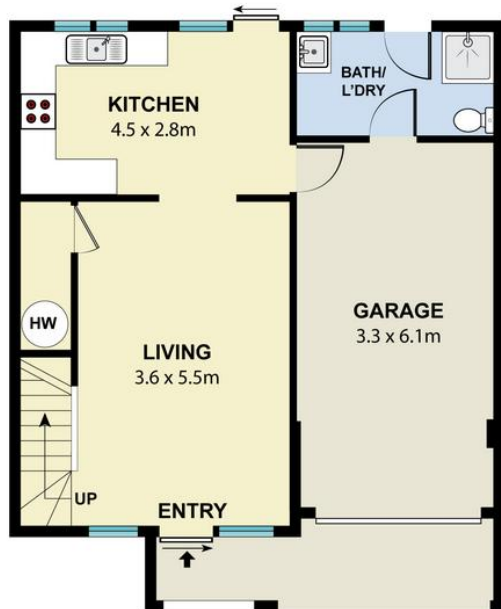
Property ID                   BDXGMV  
Property Type               Townhouse

**Jodie Stroud 0458 233 213**  
Sales Agent | [jodie.stroud@ljhooker.com.au](mailto:jodie.stroud@ljhooker.com.au)

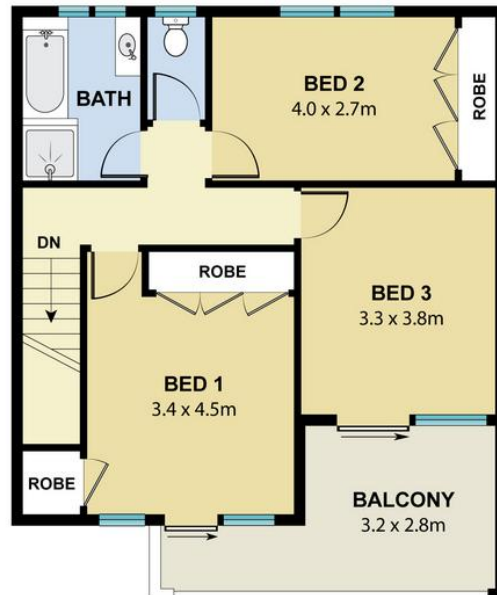
**LJ Hooker Iluka (02) 6646 6321**  
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**GROUND FLOOR**



**FIRST FLOOR**

**4/6 Angourie Street**  
 Iluka NSW 2466

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.