



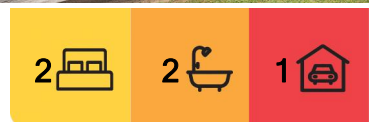
## Iluka, 1/98 Queen Street

### Affordable Waterside Living

Nestled in a quiet complex of six, this modern 2 bedroom, 2 bathroom unit offers the perfect blend of comfort and convenience. Situated across the road from Iluka Bay and the Clarence River, the complex also backs on to the Iluka World Heritage listed rainforest, you can live the waterside lifestyle at a fraction of the price.

Entering the home, you walk into a large open plan space which flows through to glass sliding doors to a large outdoor area covered by an opening louvre roof, let the sun in or keep the rain out. The perfect space to entertain or simply enjoy the peaceful surroundings. This space can also be accessed by gates on the roadside providing the added benefit of extra parking or storage for the toys.

Back inside you'll find a fully functional kitchen with loads of storage and a breakfast bar, 2 large, light and airy bedrooms with built ins and a bathroom with bath and shower. The laundry boasts a shower and toilet and has 3 way access from the single lock up garage,



**For Sale**  
\$630,000

**View**  
[ljhooker.com.au/BD2GMV](http://ljhooker.com.au/BD2GMV)

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the home and from the outdoor entertaining area the perfect place to wash off the sand from the beach before you enter the residence.

With ample space, stylish finishes, and an unbeatable location, this property is a rare find. Whether you're a first-time homebuyer, downsizing or just looking for a peaceful retreat by the water, this property is a must see!

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

## More About this Property

<b>Property ID</b>	BD2GMV
<b>Property Type</b>	Unit
<b>Including</b>	Air Conditioning Courtyard Built-in-Robes Solar Panels Water Tank

### Jodie Stroud 0458 233 213

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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.