



Woombah, 23 Wild Goose Chase

Dual living with bush outlook

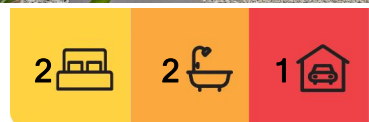
While still relatively unknown, Woombah is the village that has it all. Positioned on the edge of the Bundjalung National Park the setting is one of rural and abundant natural living. What makes it even more special are the other geographical features here. Arms of the Clarence River are prominent and give unrivalled access to magnificent waterways, while the proximity to some of Northern NSW most majestic coastlines, primarily Shark Bay & Ten Mile Beach are only a short drive away.

In order to take advantage of this beautiful setting you need a property that offers low maintenance living, a potential source of income and scope to improve or expand. 23 Wild Goose Chase certainly ticks these boxes and more.

Located on a land parcel of just under 3 acres (11,200m²) and set over a single level the owners of this property have created a unique space with this duplex home, each side mirroring the other. A layout that is not conventional but is absolutely fantastic for two



Disclaimer: 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.



For Sale
\$760,000

View
ljhooker.com.au/B9XGMV

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

Nick Potente
0478 194 703
nick.iluka@ljhooker.com.au

LJ Hooker Iluka
(02) 6646 6321

individual parties to live in harmony. This would make for great rental return offering one or two potential revenue streams, or if you have a need for defined and separate living spaces in your life, this would suit perfectly.

Both dwellings feature private courtyards, open plan living, a single bedroom with walk in robe and a bathroom. Perhaps the most attractive feature of these dwellings are the sunrooms at the rear. Spanning a whopping 12.2m x 4.1m this is the perfect place to sit and admire the outlook of the bush while listening to the bird song that permeates from it.

Outside provides even more with your own private orchard that boasts a mixture of mature fruit trees already producing, including Mango and Lychee. As if all this wasn't enough there is the possibility of building another property here. With rear access permitted and plenty of excess land at the back of the block, there is the scope to add another dwelling STCA.

This is a one-of-a-kind property within the Woombah marketplace and deserves to be considered further. For those seeking a rural escape within reach of the coast that offers dual living, strong rental return or the opportunity to develop further, this is it. Don't miss the chance to chase this opportunity. Contact LJ Hooker Iluka today.

More About this Property

Property ID	B9XGMV
Property Type	House
Land Area	11200 m2
Including	Toilets (2) Courtyard Dishwasher Water Tank

Jodie Stroud 0458 233 213

Sales Agent | jodie.stroud@ljhooker.com.au

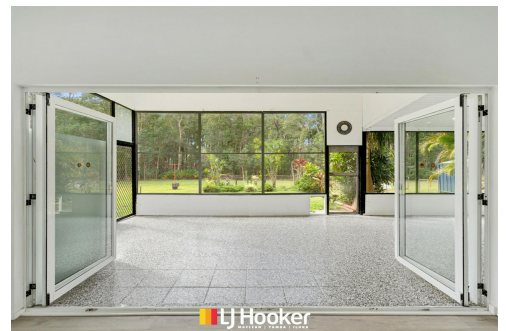
Nick Potente 0478 194 703

Principal/Sales Agent | nick.iluka@ljhooker.com.au

LJ Hooker Iluka (02) 6646 6321

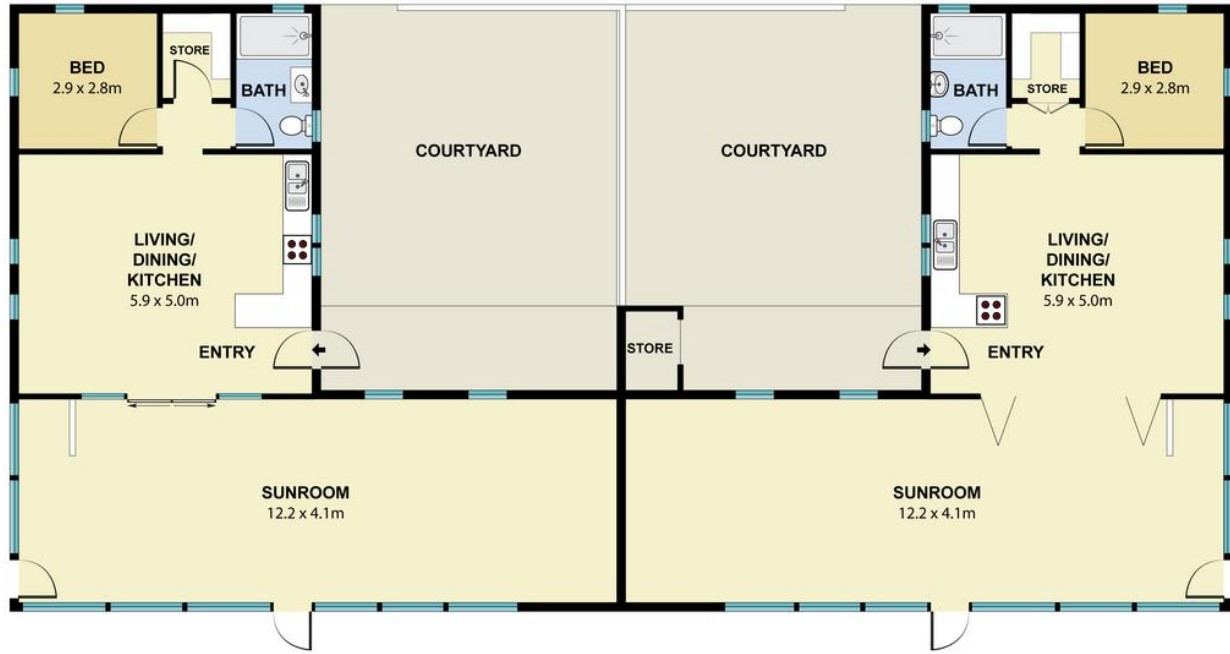
63 Charles Street, ILUKA NSW 2466

iluka.ljhooker.com.au | iluka@ljhooker.com.au



LJ Hooker Iluka
(02) 6646 6321

Disclaimer: 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.



23 Wild Goose Chase
Woombah NSW 2469

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.