



32 Tree Frog Grove, Woombah

Room for Your Hobbies, Space for Your Life

Morning coffee on the verandah, an afternoon spent on your latest project and room outside to grow a garden of your own. At 32 Tree Frog Grove, you can enjoy the freedom of a 4,000m² property with a practical two-bedroom shed home, generous storage and the coast within reach.

If you're looking to simplify your home while keeping space for the things you enjoy, this Woombah property brings those priorities together. Fully fenced and gated, it offers room to spread out, establish vegetable beds or simply enjoy having more outdoor space around you.

A home that keeps life simple

Set within an approximately 21m x 16m shed-house structure, the accommodation includes two bedrooms, one bathroom and an open-plan kitchen and living area. The layout keeps everyday living connected, whether you're preparing dinner, catching up with friends or settling in for a quiet evening.

Verandahs at the front and rear give you a choice of places to sit

2 1 4

FOR SALE
\$895,000

VIEW
By Appointment

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

AGENCY
LJ Hooker Iluka | Maclean | Yamba
(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

outside. Set up your favourite chair, bring out the weekend breakfast or make room for a table where friends can gather.

A 6kW solar system and solar hot water help reduce reliance on grid electricity, while two water tanks add practical value. The home and improvements are council approved, as advised by the owner.

The double carport and additional shedding are a strong part of the appeal. You have covered parking alongside space for tools, equipment and hobbies, making this a property where your interests can have a place of their own.

The generous block gives you scope to shape your outdoor lifestyle over time, without needing a large house to maintain.

Key features

4,000m² fully fenced and gated allotment

Approximately 21m 16m shed-house structure

Two bedrooms and one bathroom

Open-plan kitchen and living area

Front and rear verandahs

Double carport and additional shedding

6kW solar system and solar hot water

Two water tanks

Council-approved home and improvements, as advised

Bushland living with coastal connections

Woombah places you within the Lower Clarence, with Iluka's village shops, cafés, river and beaches accessible for everyday outings. For a change of pace, explore the rainforest walking track through Iluka Nature Reserve to Iluka Bluff, linking World Heritage-listed rainforest with the coastline.

For more information or to arrange a viewing, contact Jodie Stroud from LJ Hooker Iluka on 0458 233 213.

MORE DETAILS

Property ID	BRUGMV
Property Type	House
Land Area	4000 m2
Including	Outdoor Entertaining
	Secure Parking
	Fully Fenced
	Solar Panels
	Water Tank

Jodie Stroud 0458 233 213

Licensed Real Estate Agent | jodie.stroud@ljhooker.com.au

LJ Hooker Iluka | Maclean | Yamba (02) 6646 6321

63 Charles Street, ILUKA NSW 2466

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

