



36 Adams Street, Woombah




## Final chance before tenant secured —now \$729,000

The owners of 36 Adams Street have reduced the price to \$729,000 and are now preparing to secure a tenant if the property is not sold imminently - making this your final opportunity to purchase before it is withdrawn from the market.

Freshly updated and move-in ready, this light-filled home offers relaxed coastal village living with space, privacy and glimpses of the Clarence River, all positioned on an elevated 1,007m<sup>2</sup> block in peaceful Woombah.

Inside, the home has been refreshed with new flooring, fresh paint, updated window furnishings and a modernised kitchen. The open-plan living area flows effortlessly to the front deck, creating the perfect place to enjoy cooling breezes and the tranquil surrounds.

Offering two generous bedrooms plus a separate office / multi-purpose room, the flexible layout suits a range of buyers including downsizers, first home buyers, investors or those seeking a quiet coastal escape. A second toilet in the laundry adds extra convenience.

3  1  3 

**FOR SALE**  
\$729,000

**VIEW**  
Sat 20th Jun @ 2:00PM - 2:30PM

**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**

Outside, the expansive level yard provides endless potential, while the large shed and garage offer secure parking and storage for up to three vehicles.

Located in a quiet riverside village surrounded by nature, you'll enjoy easy access to the Clarence River, local fishing spots, parks and walking tracks, with Iluka and Yamba just a short drive away.

Properties at this price point with this much land, storage and flexibility are becoming increasingly difficult to secure - particularly this close to the coast.

Act quickly before the opportunity is gone.

#### Key Features:

- Two bedrooms plus separate office / multi-purpose room
- Second toilet located in the laundry
- Freshly updated with new flooring, paint and window furnishings throughout
- Elevated 1,007m2 level block with river glimpses
- Large shed and garage with parking for up to three vehicles
- Air conditioning that cools the entire home
- Quiet street close to river access, parks, nearby coastal towns and a local bus stop
- Quick six-minute drive to the local beach for a swim or surf

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

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#### MORE DETAILS

Property ID	BN0GMV
Property Type	House
Land Area	1007 m2
Including	Air Conditioning Toilets (2) Deck Dishwasher Secure Parking

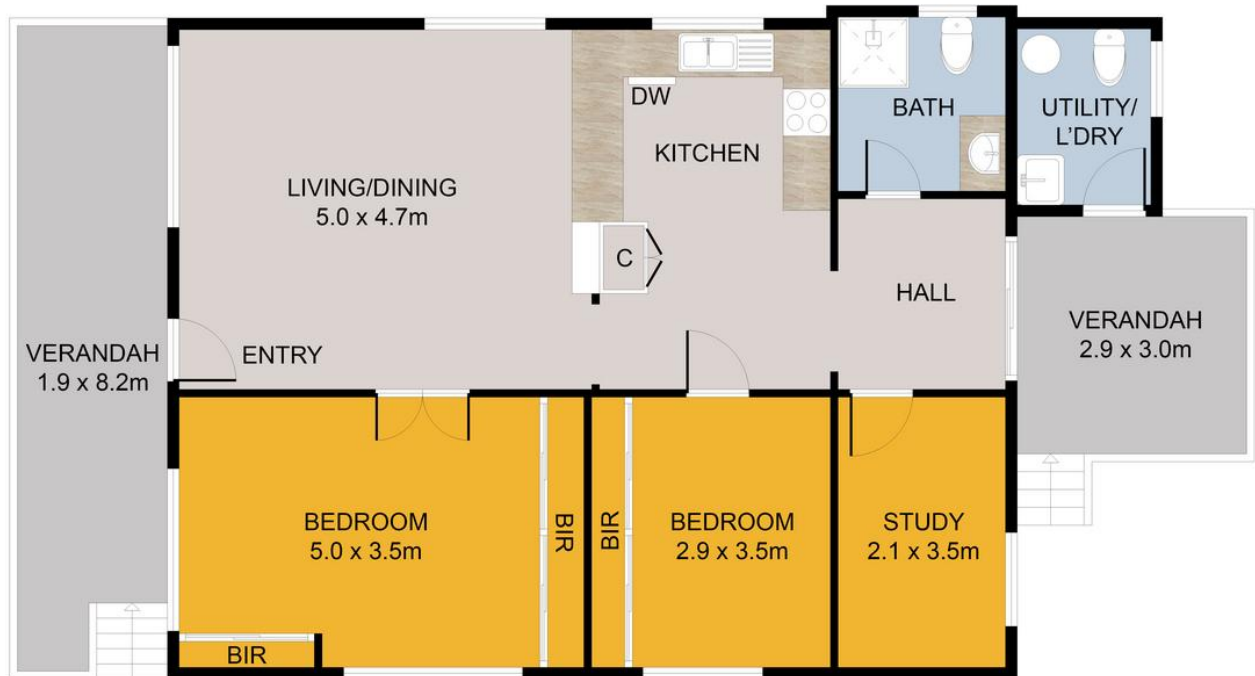
#### Jodie Stroud 0458 233 213

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36 Adams Street,  
Woombah

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Maclean | Yamba | Iluka

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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