



36 Adams Street, Woombah




Elevated Coastal Home with Flexible Third Room and Large Shed

Set behind a welcoming fae, 36 Adams Street captures the essence of relaxed coastal village living. Freshly updated and move-in ready, this light-filled home combines modern comfort with space, privacy and glimpses of the Clarence River - all on a generous 1,007m² block in an elevated position above the river.

Inside, the home has been thoughtfully refreshed with new flooring, fresh paint throughout and an updated kitchen designed for easy everyday living. The open-plan living area flows seamlessly to the front deck, where gentle breezes and peaceful outlooks create the perfect spot for a morning coffee or an afternoon unwind.

The home features two generous bedrooms plus a separate office / multi-purpose room, offering flexibility to suit a range of lifestyles including working from home, a nursery or additional living space. A second toilet located in the laundry adds extra convenience for families, guests or those spending time outdoors.

Outdoors is where this property truly shines. The expansive, level

3  1  3 

FOR SALE
\$749,000

VIEW
Sat 2nd May @ 2:30PM - 3:00PM

AGENTS
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AGENCY
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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**

block provides ample room for gardens, entertaining, children to play or future improvements (STCA), while remaining elevated and well positioned. A large shed and garage offer excellent storage and secure parking options.

Positioned in a quiet street within the friendly riverside village of Woombah, this home offers a lifestyle many seek but few secure. Enjoy easy access to the Clarence River, local fishing spots, parks and walking tracks, with the beaches, cafés and coastal buzz of Iluka and Yamba just a short drive away. Woombah's strong community spirit and natural surrounds make it an ideal choice for those craving space, calm and connection to nature.

Don't miss the opportunity to view this beautifully refreshed home - contact the agent today to arrange your inspection.

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 02 6646 6321.

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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

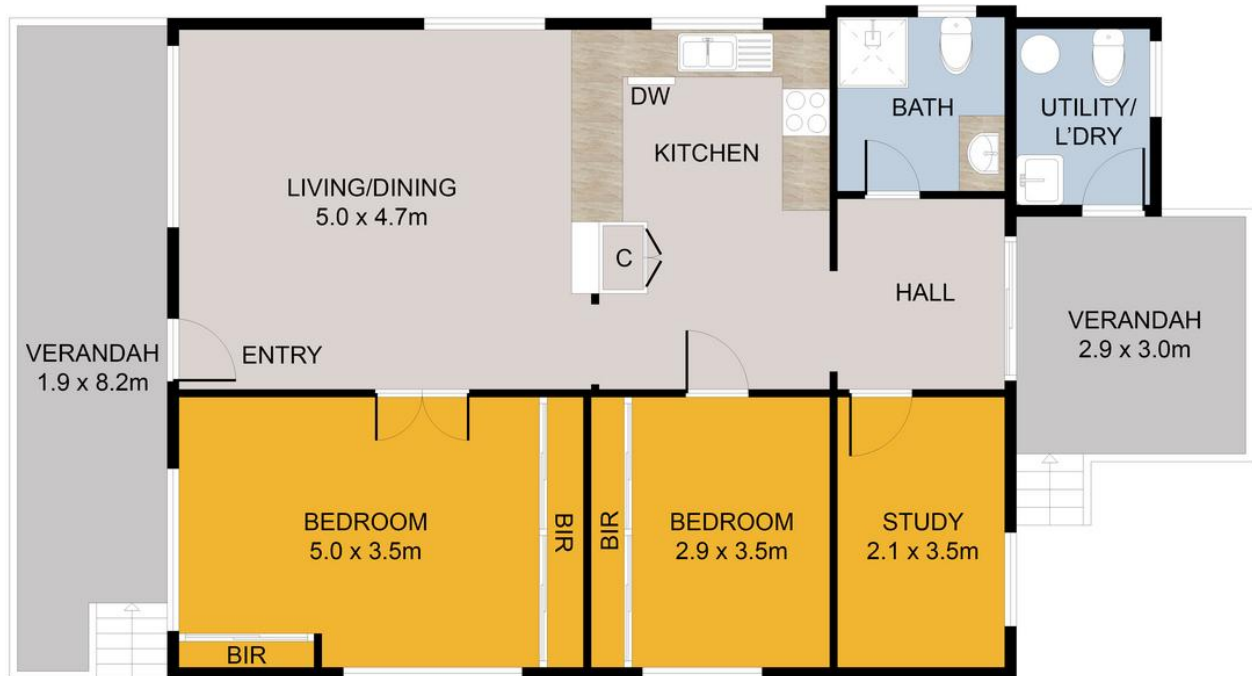
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36 Adams Street,
Woombah

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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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