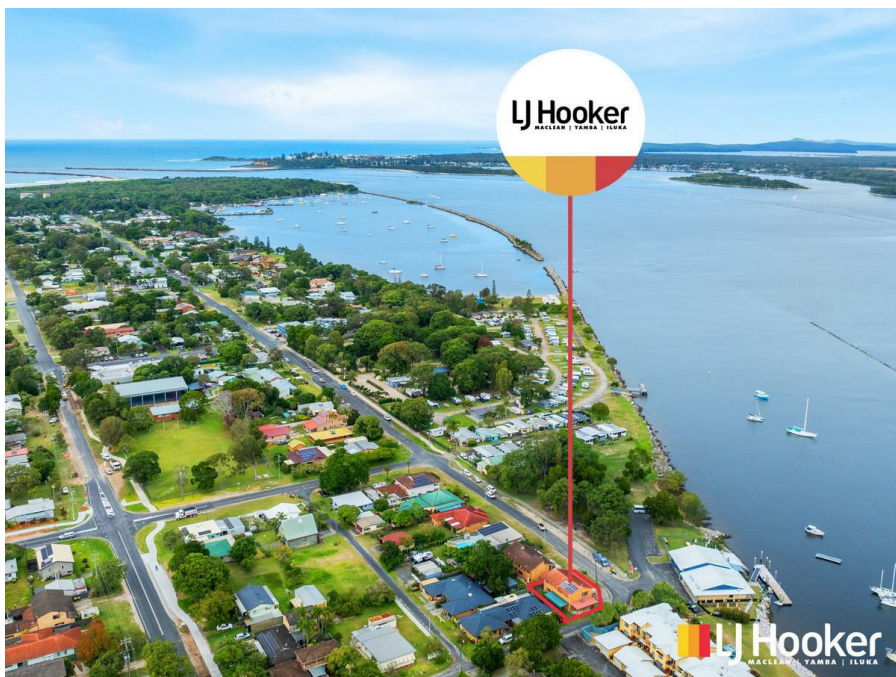


1 Charles St, Iluka, NSW 2466

Sold - 6/09/2024

House 3  2  2 



## PRIME LOCATION WITH RIVER VIEWS!

Calling all DIY and renovation enthusiasts! Welcome to this exciting opportunity to breathe new life into this solid two storey brick and tile residence positioned in one of the most sought after areas of Iluka.

**Open for Inspection**

By Appointment.

Positioned directly across the road from the Iluka-Yamba ferry terminal the home boasts expansive views of the Clarence River. Sit and watch the boats go by on your private balcony or walk across the road to enjoy a cocktail as you watch the sun go down at Iluka's newest hotspot Iluka Sunset and Wine.

Upstairs you will find 3 bedrooms  $1\frac{1}{2}$  with built ins, a large bathroom and generous open plan living, dining and kitchen. Glass sliding doors open from the master bedroom and living area to access the balcony.

Downstairs is a spacious multi-use area with built in bar, laundry, an extra toilet and separate shower. Car parking is not a problem with a large double garage and carport to the side of the property.

This really is one of the ultimate positions to take advantage of all that Iluka has to offer and for one lucky person the chance to create your ultimate dream home.

Contact L J Hooker today to arrange your private inspection.

Private inspections are available 7 days a week for qualified buyers giving 24 hours notice.

### Listed By

The Office

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