

12 Angourie St, Iluka, NSW 2466

\$850,000

House 3 1 1 1



## Relaxed Coastal Living in the Heart of Iluka

Tucked into one of Iluka's most convenient pockets, 12 Angourie Street is a home that feels right from the moment you arrive. With leafy surrounds, inviting outdoor spaces and a layout designed for everyday comfort, it delivers relaxed coastal living with practical appeal – just moments from everything that makes Iluka so special.

**Open for Inspection**

By Appointment.

Step inside to an open plan living and dining area that forms the heart of the home, a welcoming space for morning coffee, family meals or time with friends. The galley-style kitchen is well positioned, offering a functional layout that stays connected to the living zone.

The home flows easily from front to back, linking indoor comfort with outdoor living. A front deck overlooks established gardens, while an undercover rear area provides the perfect setting for entertaining or unwinding.

Practical features are well considered, with double carports on either side of the home and drive-through access to a large rear shed – ideal for storage, a workshop or the boat. A solar system adds efficiency and helps keep running costs down.

The layout includes three bedrooms and a central bathroom, designed for easy living.

Positioned close to Iluka's village centre, you're within easy reach of cafes, shops and everyday essentials, with the river and beach just moments away.

Well-regarded for its central yet peaceful setting, Angourie Street continues to attract buyers seeking lifestyle and convenience in equal measure.

Whether you're looking for a permanent home, a coastal escape or an investment, this is a well-located opportunity with immediate appeal.

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

### Listed By

The Office

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