

48 Compton St, Iluka, NSW 2466

\$855,000 to \$885,000

House 4 1/2 2 1



## Two Residences, One Property ? Endless Possibilities!

Offering versatility, coastal charm and fantastic investment potential, 48 Compton Street presents a unique opportunity to secure two separate residences on one block in the beautiful seaside town of Iluka.

Whether you're looking to expand your investment portfolio, accommodate extended family, or enjoy your own coastal getaway while generating rental income, this property offers plenty of possibilities.

### The Front Cottage 1 1/2 Coastal Charm with Modern Comforts

Full of character, the original two-bedroom cottage has been tastefully renovated while retaining its relaxed coastal appeal. Featuring a modern kitchen, comfortable living area with a cosy wood fire heater, and a fully fenced yard, this inviting home offers easy, low-maintenance living.

### The Rear Residence 1 1/2 Space, Privacy & Flexibility

Positioned at the rear of the property is a separate two-bedroom, one-bathroom granny flat, providing additional accommodation and flexibility. Complete with a spacious undercover entertaining area and deck, it's an ideal space to relax, unwind and enjoy the coastal lifestyle.

### Property Highlights:

- \* Two separate residences on one block
- \* Front cottage featuring two bedrooms and one bathroom
- \* Renovated kitchen and cosy wood fire heater
- \* Rear granny flat with two bedrooms and one bathroom
- \* Generous undercover entertaining area and deck
- \* Fully fenced yard and secure parking
- \* Combined electricity supply
- \* Potential for dual rental income
- \* Flexible living arrangements for extended family or personal use
- \* An Opportunity Worth Exploring

### Listed By

The Office

Phone: (02) 6646 6321

### Open for Inspection

By Appointment.

