L J Hooker Iluka
63 Charles St,
Iluka NSW 2466

56-58 Duke St, Iluka, NSW 2466

$2,550,000

Block of Units **14** **6**









Live the Iluka Lifestyle - With an Income to Match!

Welcome to Lady Bird Grove, a unique coastal holding offering the freedom to create a relaxed Iluka lifestyle, build a high-performing investment portfolioï¿½or combine the two.

Open for Inspection

By Appointment.

Comprising six villa-style residences across two adjoining titles, the property can be purchased as one three-unit holding for $1,500,000, or together for $2,550,000. This flexibility opens the door to a range of possibilities.

Live in one of the spacious three-bedroom residences and receive approximately $900 per week from the other two homes on the title. Secure both titles and enjoy six established income streams. Alternatively, purchase with family or friends and create a coastal base that provides independence, privacy and an income for the future.

Set on a combined 1,924sqm, Lady Bird Grove includes two three-bedroom and four two-bedroom residences. Each home is well presented, privately positioned and complemented by its own fully fenced yard. Adjoining carports create further separation, giving every residence a genuine sense of individual space.

Currently leased to reliable long-term tenants, the complete holding generates approximately $2,415 per week.

Choose the Opportunity That Suits You

56 Duke Street ï¿½ $1,500,000

One three-bedroom residence
Two two-bedroom residences
Seven bedrooms and three bathrooms in total
Approximate combined rental income of $1,330 per week

58 Duke Street ï¿½ $1,500,000

One three-bedroom residence
Two two-bedroom residences

Listed By
The Office
Phone: (02) 6646 6321

Listing Number: 3550623

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.