

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 portfolio or 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 i 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 i ½ \$1,500,000

One three-bedroom residence
Two two-bedroom residences

Listed By
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