L J Hooker Iluka
63 Charles St,
Iluka NSW 2466

81 Emu Dr, Woombah, NSW 2469

$850,000

House 3 1 1















Your Vision, Your Space?Just Over an Acre in Woombah

If you've been looking for room to spread out and a home you can make your own, 81 Emu Drive offers an exciting starting point. Set on a generous 4,253mï¿½ parcelï¿½approximately 1.05 acresï¿½this three-bedroom property brings together a practical layout, renovation potential and the appeal of life within reach of the coast.

Open for Inspection

By Appointment.

For you, the opportunity is in what comes next. Refresh the interiors, rethink the finishes and shape the outdoor spaces around the way you want to live. With a home ready for its next chapter and just over an acre to work with, there's scope to put your own ideas into action.

The open-plan living and dining room forms the heart of the home, bringing everyday activities together in one connected space. Whether you're planning a simple cosmetic update or a more considered renovation, this central area gives you a starting point for creating a welcoming place to gather.

Three bedrooms provide flexibility for your household, visiting guests or a dedicated workspace. A two-way bathroom offers a practical arrangement, while the single garage completes the existing accommodation.

Ripe for renovation, the property invites you to look beyond its current presentation and consider what thoughtful improvements could achieve. Choose your colours, explore new finishes and create a home that reflects your taste, priorities and budget.

The generous landholding is a defining feature. If you've outgrown a conventional residential block, you'll appreciate the opportunity to plan outdoor spaces with more breathing room.

Picture a garden you can nurture, a place to enjoy your morning coffee or an outdoor gathering area designed around relaxed weekends. Any additions or changes will be subject to the property's constraints and relevant approvals, but the starting point is clear: space to explore your vision.

Woombah offers a village setting with access to the natural attractions of the Clarence Valley. Spend your downtime exploring Bundjalung National Park, enjoying the beaches around Iluka or heading into the seaside village for a change of scenery.

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

Disclaimer: Information is provided as a guide only. Buyers should rely on their own enquiries regarding the property's condition, land size, services, school

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