

11 Charles St, Iluka, NSW 2466

\$1,850,000

House 5 3 1



## Brilliant Investor Options In Coastal Town

Investment opportunities like this are not seen too often, particularly in the idyllic setting we have here. A home that sets the standard for contemporary coastal living, this property offers massive flexibility in potential usage and revenue streams moving forward. With the ability to have three fully independent and functioning apartments, the returns here are far greater than other high-end Iluka homes. Renovated fully with a design aimed to create a light-filled luxury, stylish home that offers water views, and relaxing outdoor spaces that provide for great entertaining. This brief was not only accomplished, but in the process, created so much more.

### Open for Inspection

By Appointment.

The home is set over two floors with the main living space upstairs, to take advantage of the fantastic water views, and features an elegant kitchen, a stylish bathroom, and two bedrooms. Downstairs you will find a second lounge room, kitchen, bedroom, and bathroom which are all finished beautifully and can be separated from the upstairs giving two independent apartments. As well as this there is also the added benefit of a separate, self-contained 2-bedroom apartment that shares the design philosophy of the main abode, giving you a ready-made guest house and even greater flexibility in potential rental return.

The location here is fantastic. The Clarence River is on your doorstep, along with the terminal for the Yamba ferry which also houses a superb Japanese restaurant. When you decide to venture further into Iluka you are only a short walk (500m) to Iluka Bay, the shopping district, Iluka Bowls Club, and Sedgers Reef Hotel.

Iluka itself is the last hidden gem on the NSW North Coast and should have your attention. From pristine beaches, unrivaled access to the famous Clarence River and the World Heritage Rainforest which shares the same classification as other UNESCO World Heritage sites such as Uluru and The Great Barrier Reef. The lifestyle here is one of a peaceful beach community and with the popularity of the town sure to grow, now is the time to secure your piece of flawless coastal living.

With strong vendor motivation to sell you need to act fast. To book your inspection call LJ Hooker Iluka today.

### Listed By

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Floorplan

11 Charles St

