

## 53 Charles St, Iluka, NSW 2466

All Offers Considered

Retail Shop



### Fantastic Mixed Usage Property

Located in the heart of Iluka is this fantastic offering with Commercial and Residential mixed usage. Set on a 505 sqm block, this E1 employment zoned property offers huge flexibility on future use. With a zoning that focuses on the commercial element, having a residential component already present is a huge benefit. Added to that space to develop or add to the existing, at the rear of the block and you have a prime development opportunity in the high street of a coastal town on the rise.

#### Open for Inspection

By Appointment.

The commercial premises is and has been a feature in Iluka's high street for many, many years. Positioned beautifully, the commercial space represents an immediate opportunity to gain a return on investment.

The main residence is situated behind and is accessed via the rear laneway. The commercial and residential can co-exist independently. The residence itself is a mix of new & old, requiring some renovation. Meaning you can come in, add your own personality and create your perfect Iluka home.

The options here really are plentiful and commercial opportunities in this location do not present too often. The owners are clear in their intention to sell, so do not delay in contacting LJ Hooker Iluka or LJ Hooker Yamba.

#### Listed By

Nick Potente

Phone: (02) 6646 6321

