

**23 Iluka Street, Broulee, NSW 2537**

**MY AGENT**  
TEAM

**House For Sale**

Monday, 4 March 2024

**23 Iluka Street, Broulee, NSW 2537**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 556 m2**

**Type: House**



Peggy McAlister  
0401481192

## AUCTION

If you've been hunting for a haven by the sea in sought after 'old Broulee' then this tidy home just 280m to North Broulee is the one for you. BIDDING GUIDE \$900 000 A happy home of retirement for many years, this solid brick beauty is perfect for those wanting to secure a great position and a home they can invest in. Enjoy a low-maintenance holiday home, just a short flat stroll to the beach and popular Candlagen Creek for the kids, or ride your bikes down to the Brewhouse for some beers in the sun whilst enjoying the regular live music in the afternoons. Broulee is home to some of the most beautiful beaches on the South Coast and offers an enviable lifestyle with multiple highly regarded schools within walking distance as well as local shops and cafes. 23 Iluka Street is vintage but solid brick and has a spacious master bedroom, air conditioning, side access, and a lock-up garage plus a carport. Get in touch today for our information pack and to express your interest. Pest and building reports are available to all potential bidders. Will be sold at auction if not prior and will make some very lucky people the proud owners, securing their place in Broulee! \*\* Send an email enquiry through realestate.com or Domain only, for an instant email response with the rental appraisals, contract, and fact sheet, reports - check junk if not received.