

30 Duke Street, Iluka, NSW 2466



Sold House

Wednesday, 3 April 2024

30 Duke Street, Iluka, NSW 2466

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 582 m2

Type: House



Nick Potente

\$820,000

Vendor motivation to sell does not get any stronger than this. An enforced relocation due to an unforeseen medical condition, meant that the owners of this beautiful property had to leave their forever home. Having purchased a second property there are now financial implications that are forcing the vendors hand in price reduction and their need to sell. Timeframe is also an issue with a requirement to obtain an unconditional contract before mid-May to avoid further financial penalty. This opportunity can only be seen as extreme value for money within the Illuka marketplace. A registered valuer assessed the property in October 2023 and valued it at \$890,000. With the motivation mentioned the vendors are open to listening to all offers and would be willing to sell some way below this, offering huge savings on what is a fantastic property. The house itself is positioned on a 582 sqm block, with spacious and comfortable living and three generously sized bedrooms that provide ample room for family or hosting guests. The heart of this home is its inviting open-plan living area, featuring high ceilings that add an extra element to the space. The master suite comes complete with its own ensuite bathroom, offering privacy and convenience. Entertaining is a breeze in the wonderful outdoor area, perfect for alfresco dining and relaxation. Perfect for an owner occupier or an investment property value for money at this level does not present itself very often. Do not let this opportunity pass you by. Call LJ Hooker Illuka today for further information.