

33a Charles Street, Iluka, NSW 2466

 **LJ Hooker**

House For Sale

Tuesday, 28 May 2024

33a Charles Street, Iluka, NSW 2466

Bedrooms: 1

Bathrooms: 1

Area: 970 m2

Type: House



Kieran Mulvihill
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Greg Hall
0411286188

By Negotiation

Welcome to 33a Charles Street, a prime commercial and residential development block nestled in the vibrant CBD of Iluka. Boasting a generous 970 sqm (approx) land size with dual street frontage, this property presents a rare and exciting opportunity for investors, developers, and astute buyers alike. Take your time crafting the perfect vision for your investment, knowing that your property is generating steady income with a long term tenant already in place. The versatility of this block is unmatched, allowing for strata units, multi-occupancy residences, and a variety of tourist and business and/or commercial applications. Whether you're looking to create a stunning residential complex, a bustling commercial hub, or a unique blend of both, the possibilities are endless. Iluka is experiencing substantial growth, with the new and Improved Sedgers Reef Hotel development in full swing and set to open soon, enhancing the local area's appeal and drawing in more visitors. Imagine waking up to Iluka's CBD, surrounded by shops, cafes, and amenities, all just a stone's throw away. With its convenient location, this property offers the perfect blend of urban living and coastal charm. The strategic positioning of this block also ensures excellent visibility and accessibility, making it ideal for businesses looking to establish a presence in this thriving area. The dual street frontage further enhances its appeal, providing additional access and flexibility for development. Positioned just 20 minutes from Yamba, 60 minutes from Ballina Byron Airport, and 2 hours from the Gold Coast, this commercial property offers a prime location for your business. Enjoy the benefits of coastal proximity and rural serenity, with convenient access to major cities. Don't miss this rare opportunity to secure your slice of paradise in one of Iluka's most sought-after locations. Whether you're a savvy investor or a buyer looking to create your dream home or business, 33a Charles Street checks all the boxes. Enquire today and unlock the potential of this exceptional property! Disclaimer: LJ Hooker Yamba has taken every precaution to establish accuracy of information in marketing, all relevant checks and searches are to be carried out by any prospective purchaser to verify the information provided. All information (including but not limited to the property area, floor size, price, address and general property description) on the Website is provided as a convenience to you, and has been provided to LJ Hooker by third parties.