

**74 Charles Street, Iluka, NSW 2466**



**House For Sale**

Saturday, 25 November 2023

74 Charles Street, Iluka, NSW 2466

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 813 m2**

**Type: House**



Nick Potente

## Expressions of Interest

Situated in the highly desirable "old town" of Iluka, you will find 74 Charles Street. Situated on an expansive 811.9 sqm block, this brick and tile residence offers a fantastic foundation for your dream coastal home. While the location is second to none, being just a stone's throw away from Iluka Bay, Sedgers Reef Hotel and the enchanting UNESCO World Heritage rainforest. The property has lots more on offer with rear lane access from Queen Lane to the sizeable land offering which has R3 Medium density zoning. This allows further construction of a second dwelling, large shedding or specific vehicle storage at the rear. The property also features three bedrooms, two bathrooms, and a two-car garage. The large lounge room with a high-pitched raked ceiling creates an inviting atmosphere, while the spacious kitchen, featuring the same ceiling style, is a perfect hub for culinary creativity. Versatility shines with a multi-purpose room at the rear, which features slight water views, which is ideal for a fourth bedroom or a second lounge/games room. Although improvement is required, envision the potential to transform this home into a personalized haven. Imagine sipping your morning coffee on a second-story balcony, capitalizing on the slight water views and enhancing them into a breathtaking panorama. This residence is not just a home; it's an investment in coastal living. Whether you're an owner-occupier looking to create your dream home or an investor seeking a R3 zoned property with substantial potential, 74 Charles Street is the canvas awaiting your personal touch. Don't miss the opportunity to make this prime location yours and embark on a coastal lifestyle in the heart of Iluka. Contact us now to schedule a viewing and unlock the possibilities of this hidden gem.