

Woombah NSW 2469
9 North Street



Big Block, Big Potential

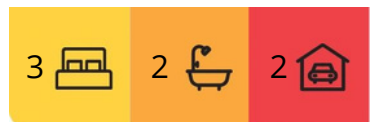
iluka.ljhooker.com.au
Iluka **02 6646 6321**





Auction

9 North Street, Woombah



Woombah is a village that offers far more than meets the eye. Nestled within a bushland setting, you will find tranquility and an intimate connection with nature. Boasting unparalleled access to the Clarence River and positioned with convenient reach to the Pacific Highway, it also grants swift access to stunning beaches just a short drive away. With something for everyone it is little wonder that the popularity of this area is on a steady rise.

Presenting a unique opportunity, this property provides an entry-level opportunity, with substantial infrastructure and an expansive land parcel of 1.52 hectares (equivalent to 3.75 acres). This remarkable location opens doors to future development prospects, including the potential for subdivision to create a second property.

The residence itself has a certain charm to it, offering two distinct living areas. While it currently awaits renovation and TLC, its underlying potential is undeniable. A diamond in the rough, this home possesses qualities that, with effort, vision and investment can once again shine.

The vendor's resolute commitment to selling further underscores the appeal of this opportunity. Contact us at LJ Hooker Iluka today to register your interest.

Auction
Saturday 7th October
On-site

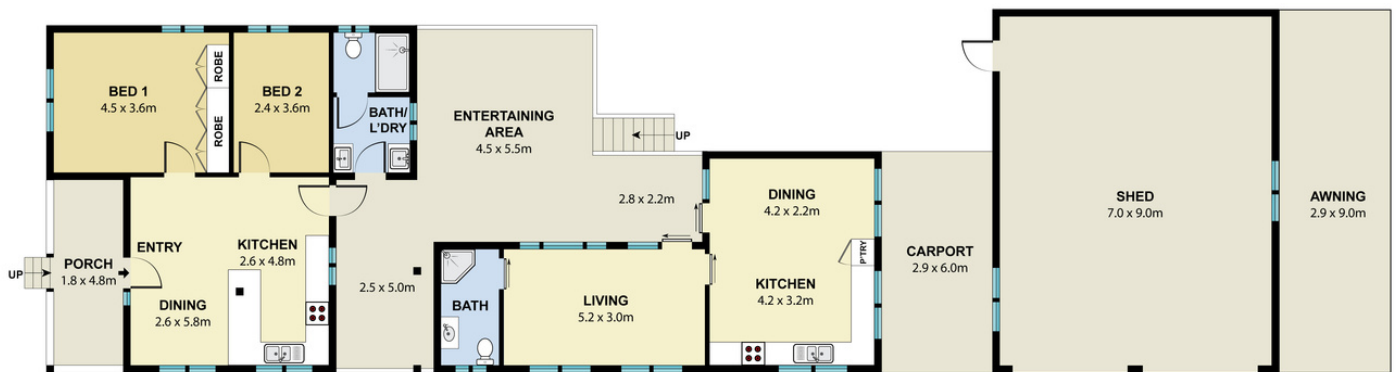
View
By Appointment

Zoning
R5 Large Lot Residential

Land Size
15,230 sqm

Rates
\$1,980 per annum approx

9 North Street, Woombah Floor Plan



9 North Street Woombah NSW 2469

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.



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