

**13 Oceania Court, Yamba, NSW 2464**



**House For Sale**

Wednesday, 17 April 2024

13 Oceania Court, Yamba, NSW 2464

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Area: 491 m2**

**Type: House**



DANIEL KELLY

## **Auction**

With the beach just minutes down the road, the CBD and golf course a short walk away, and a home that is as well presented and as comfortable as this, where else would you rather be? This is a lifestyle opportunity without peer. At 13 Oceania Court you have the ability to live in complete comfort, with modern inclusions throughout and open plan living that flows to the outdoor living space. The modern kitchen is the heart of the home and is the perfect offering for those who love to cook and entertain. The integration of this space into the living area and to the outdoor space beyond is sure to offer complete practicality as you call this address home. With the current layout and design of the home reflecting a significant part of the future vision that the current owners had for the property, the majority of the hard work has already been done. But, the ability for the fortuitous new owner to add value here very much exists; whether that be by adding your own style or adding an additional storey to the home once your council approvals have been sought and received. Outdoor living is a standout feature of this home, with the covered patio space overlooking the privately fenced yard and enjoying a northerly aspect, assuring you enjoyment of the warm winter sun and cool summer breezes. Overall, the property offers the perfect amount of space, indoors and out, for living without leaving you committed to high levels of ongoing maintenance. This leaves more time to enjoy the lifestyle that Yamba is so well-known for. After years of sheer enjoyment here, it is time for the current owners to start their next chapter and as such, the property is to be sold now. With properties in this location typically selling within days and not weeks, auction day is your day to secure your future by the beach in Yamba!