

# 16 Acacia Circuit, Yamba, NSW 2464

 LJ Hooker

## House For Sale

Wednesday, 27 December 2023

16 Acacia Circuit, Yamba, NSW 2464

Bedrooms: 5

Bathrooms: 2

Parkings: 1

Area: 720 m2

Type: House



Kieran Mulvihill  
0409466700



Alex McConnell  
0476578624

**\$1,700,000**

Step inside and be instantly captivated by the panoramic water views that unfold before you. Imagine the delight of a cool beverage while hosting friends and family, all against the backdrop of serene waters. This exceptional residence has direct ocean access and deep-water frontage. The property boasts a much sought after north-easterly orientation and is nestled in one of Yamba's widest and well established, free-flowing waterways. Additionally, it comes with a DA approval for a pool and an updated boat ramp, offering enhanced waterfront functionality. This distinctive home is being offered fully furnished, presenting the option to utilise it as a splendid turnkey holiday rental. Upon entering, you'll encounter five recently refurbished bedrooms along with two impeccably designed bathrooms. The open plan living, dining and kitchen areas beckon with their generous proportions and the lofty raked ceilings further lend to an expansive atmosphere. This airy space is elegantly framed by the sweeping water vistas that serve as a picturesque canvas, creating an environment of both grandeur and tranquillity. The single-level pitched roof design not only provides immediate visual appeal but also ensures low maintenance, allowing ample time for indulging in your favourite water activities. Embrace the dream of waterfront living with your own private jetty, perfect for catching dinner or just enjoying the serene beauty of Yamba. This property offers a lifestyle where leisurely days can be spent watching dolphins frolic right at your doorstep. It's a unique opportunity to live in a place where nature's beauty meets the comfort of home. To make this lifestyle yours, reach out to LJ Hooker Yamba and secure this exceptional home before it's too late. 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.