

**17 Acacia Circuit, Yamba, NSW 2464**



**Sold House**

Tuesday, 12 March 2024

17 Acacia Circuit, Yamba, NSW 2464

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 643 m2**

**Type: House**



DANIEL KELLY

**\$819,500**

Acacia Circuit is without doubt one of Yamba's best and most sought after streets. With the river, parks, and local amenities all nearby, and with a peaceful atmosphere, the lifestyle on offer here is what sets this neighbourhood apart from others. 17 Acacia Circuit is the complete package, offering a very comfortable and low maintenance size while providing all of the features of modern living, this immaculately presented single level home is perfect for couples, retirees, and those who want space for the toys and visitors without having to overcommit to housework. Privately set behind the front courtyard area is the entry into the lounge and dining spaces which enjoy plenty of natural light and breezes from the waterway nearby. The kitchen is ideally positioned to serve the dining space as well as the enclosed rear patio and with a practical design the kitchen is sure to be an easy space for the chef of the home. The three bedrooms are located down the hall and are serviced by the modern bathroom which has been fully renovated with a separate vanity and separate toilet for convenience. Ensuring complete comfort all year round, the home enjoys ducted air conditioning throughout. The enclosed rear patio space is sure to offer the ideal outdoor retreat in all weather conditions and includes the laundry and storage space nearby to the garage. For those with toys and tools, you will be able to enjoy this address without compromise thanks to the single garage for the car, and side access to the large shed in the back yard. This 8m x 5m powered shed is ideal for the boat and makes the perfect workshop space for those who like to tinker. With manicured lawns and gardens, the surrounds of the home are perfectly presented and offer the perfect finishing touch to what is the complete lifestyle package. With offers being sought immediately, now is the time to declare your interest. The first to inspect may well buy, so be quick!