

2/25 Gumnut Road, Yamba, NSW 2464



Duplex/Semi-detached For Sale

Saturday, 4 May 2024

2/25 Gumnut Road, Yamba, NSW 2464

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 122 m2

Type:

Duplex/Semi-detached



DANIEL KELLY

Guide: \$585,000 - \$625,000

This is an opportunity that provides affordability, comfort, and lifestyle, all in a location that offers complete convenience to local amenities. Immaculately presented and overlooking Hakea Park, you or your tenants will have the ability to move in immediately and enjoy the practical layout that is on offer. Private access is on offer via your fenced front courtyard and as you make your way inside the value of what is on offer here is immediately apparent. The open plan living area offers ample space for lounge and dining and is awash with natural light. Ideally planned is the central kitchen which offers plenty of bench and cupboard space and overlooks the rear yard. All three bedrooms feature built-in robes and are serviced by the main bathroom nearby. For convenience, there is a second toilet located near the laundry on the opposite side of the home. The car can be securely parked in the single lock-up garage which has been cleverly prepared to offer additional storage space. For those with a boat, trailer, or caravan, you need not sacrifice as you downsize or call this address your own; there is easy access via double gates into the rear yard allowing you to enjoy additional off-street parking. With the park opposite offering an open space for your enjoyment, and being just a short walk from local amenities such as Yamba Shopping Fair, Yamba Medical Centre, and public transport, there are few properties that offer a greater level of convenience than this. Priced to sell, now is the time to act to ensure you don't miss your chance to make this address your own.