

**2/32 Park Avenue, Yamba, NSW 2464**

 **LJ Hooker**

**Duplex/Semi-detached For Sale**

Tuesday, 11 June 2024

2/32 Park Avenue, Yamba, NSW 2464

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 94 m2**

**Type:**

**Duplex/Semi-detached**



**Kieran Mulvihill**

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**Alex McConnell**

0476578624

## **By Negotiation**

This modern townhouse offers a lifestyle of low maintenance, ideal for first home buyers, downsizers, and savvy investors. Nestled in a quiet cul-de-sac neighbouring a parkland reserve and conveniently located less than 500 metres from Yamba Shopping Fair and local medical facilities, promising effortless living. The bright entry-level living area features tiled flooring, while the well-equipped kitchen boasts a dishwasher, ample benchtop space, and storage. The master bedroom on the lower level offers access to a two-way bathroom, and the upper level comprises two bedrooms with built-in robes and a spacious bathroom. Additional features include an internal laundry, single remote garage with internal access, and a tiled private patio overlooking the peaceful parkland reserve. This small complex of only four units is just a five-minute drive from Yamba's renowned beaches. Properties offering such convenience and versatility are highly sought-after. With a motivated and realistic owner, this opportunity is unlikely to last. Contact me today to arrange an inspection. 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.