

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



**House For Sale**

Wednesday, 22 November 2023

2 Park Avenue, Yamba, NSW 2464

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 715 m2**

**Type: House**



DANIEL KELLY

**\$650,000**

Attention renovators and visionaries! This is the golden opportunity you have been waiting for. Nestled nearby to a serene leafy reserve and just a stone's throw away from a picturesque riverfront park, this property is your canvas to get create with a home that already has a lot to offer in terms of layout and space. With its original character and in need of some TLC, this home offers the perfect blank slate for renovation enthusiasts to unleash their creativity and revitalize every inch. Imagine the potential of restoring this abode to its former glory, breathing new life into it and adding value for your future! Boasting three bedrooms, you have plenty of space to accommodate your growing family or create a dedicated home office for those who work remotely. The bathroom serves as a blank canvas, ready for your personal touch and modernization. Without doubt, a huge bonus here is the garaging and yard space, with the double garage offering drive-through access to the enclosed carport and huge back yard. Also located within the garage is a laundry and additional toilet for convenience. The location here is highly sought after and will allow you to enjoy the tranquility and privacy provided by the nearby leafy reserve and foot/bike paths, perfect for leisurely strolls or afternoon ride to the beach. Just down the road, the riverfront park invites you to immerse yourself in the enchanting waterside environment, offering a great space for a picnic or for the kids to play. Whether you are a savvy investor seeking the perfect renovation project before establishing a rental return, or a family yearning for a home to tailor to your unique taste and requirements, this property has it all. Embrace the opportunity to create your own masterpiece in one of Yamba's most sought-after locations. Time is ticking, and properties in this price range are a rare find. Don't delay your inspection, this will sell fast.