

**270 Yamba Road, Yamba, NSW 2464**



**Sold House**

Thursday, 17 August 2023

270 Yamba Road, Yamba, NSW 2464

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 649 m2**

**Type: House**

**\$715,000**

Privately set well back off the street and presented to perfection, this low set modern home offers a very practical design and is so well located you'll be able to walk to the shops, medical centre, Kolora Lake and also have public transport available almost at your doorstep! The car will barely get used! The separate entry way to the home is the perfect introduction to the style and presentation you are about to enjoy. This very well planned and modern home, with neutral tones and quality fittings throughout, enjoys spacious tiled, air-conditioned open plan living including separate dining. The modern kitchen offers a breakfast bar as well as plenty of cupboard space while overlooking the living areas and garden. Extending out off the living area is a fully enclosed sun room capturing the cool breezes in summer and the warm sun in winter. Located separately from the other two bedrooms, the master bedroom offers plenty of wardrobe space and a large en suite. Tucked away off the hallway are two additional bedrooms with built-in robes, a huge main bathroom, separate toilet/powder room and the laundry which provides additional storage space and direct access to the rear garden where you will find the clothes line. The double garage has ample space for two cars and features an electric roller door as well as drive through access to the rear garden. Outside the established low-maintenance garden is fitted with an automatic watering system and there is a garden shed to store all the tools. Completing the package are ceiling fans throughout, solar power and a spear pump. This is a home that offers great value for money. As a result of the current owner love and care there is nothing to do other than move straight in or rent it straight out. An inspection is a must, you can be assured that this won't last long!