

**3/54 Park Avenue, Yamba, NSW 2464**



**Sold Unit**

Friday, 1 March 2024

3/54 Park Avenue, Yamba, NSW 2464

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1318 m2**

**Type: Unit**



Jo Boxsell

0477702771

**\$522,000**

Located within the secure "Acacia Gardens" complex, this unit presents an exceptional opportunity for first home buyers, investors or for those simply wishing to downsize. Conveniently situated in quiet Park Avenue directly across from the community garden and within a short 5-minute stroll from Yamba Shopping Fair, this residence with secure gated parking offers unparalleled access to essential amenities. From shops and cafes to public transportation and medical services, everything you need is right at your doorstep. Upon entering the unit, you'll be greeted by a long hallway leading to a tiled open plan living and dining area. The central kitchen provides ample storage space and is complete with a dishwasher. Positioned on the upper floor of the building, the unit benefits from a southerly aspect, ensuring Yamba's refreshing coastal breezes flow throughout. The two spacious bedrooms feature built-in wardrobes and ceiling fans for added comfort. The thoughtful layout places the main bathroom nearby (with new solar hot water system), while a separate toilet is located adjacent to the laundry area. If you desire a property that offers both convenience and low maintenance, this one is tailor-made for you. Opportunities of this calibre and affordability are few and far between in Yamba, so seize the chance and contact our sales team today to schedule a viewing!