

35 Coldstream Street, Yamba, NSW 2464



Sold Other

Monday, 28 August 2023

35 Coldstream Street, Yamba, NSW 2464

Bedrooms: 1

Bathrooms: 3

Parkings: 20

Type: Other



David Lovell
0266462299

Contact agent

Introducing a golden opportunity in the heart of Yamba! Positioned perfectly near the bustling main street and CBD, 35 Coldstream Street showcases an expansive 2503m², SP3 Residential Tourism zoned site. Currently, the property has a robust brick and Colorbond structure, the former Yamba Squash Centre. This large, approx. 480m² establishment has capacity to serve as a multifaceted facility. It's currently housing a Martial Arts gym whilst also offering the opportunity for a second tenancy (recently utilised as a café and children's gym) should a holding income be of assistance whilst you consider the development choices. Given its prime location and spaciousness, the potential for this property is unmatched. Whether you envision a childcare centre to cater to the burgeoning demand in Yamba, developing townhouses like the provided concept, or initiating a mixed-use development, the possibilities are vast and enticing. It's worth noting that the Clarence Valley Council LEP for this zone is exceedingly generous, paving the way for a multitude of developmental endeavours. In fact, there is already approved 2 lot subdivision approved for this property. Don't miss out on this unparalleled offering. 35 Coldstream Street, Yamba is set to be auctioned on-site 12 noon Saturday, 7th October 2023. We encourage your immediate inquiry. Let us assist you in securing this prized central Yamba gem!