

4/32 Park Avenue, Yamba, NSW 2464



Sold Unit

Monday, 25 September 2023

4/32 Park Avenue, Yamba, NSW 2464

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 284 m2

Type: Unit



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\$580,000

Without doubt this has got to be the best value for money property, currently on the market in Yamba. Nestled at the edge of a natural bush reserve and just a short stroll to the end of the street and Yamba Shopping Centre, this spacious 3 bedroom two bathroom townhouse offers the essence of convenient coastal living in a central location. As you step through the front door, you are greeted by the harmonious blend of open-plan living, dining, and kitchen spaces. This layout is enhanced with large floor tiles and enjoys the gentle breezes and morning sun. The heart of the home is undoubtedly the kitchen, which offers a massive amount of beach space and a generous breakfast bar and is equipped with near new stainless steel and black appliances. This area is bathed in the warmth of the morning sun as it streams through large windows. Also located on the ground floor, you'll find the master bedroom or guest accommodation as this room boasts a walk-in robe and offers access to the two-way bathroom, which doubles as an ensuite for this room. Venturing upstairs, you'll be greeted by the main bathroom, complete with a double shower for that touch of luxury. Two additional oversized bedrooms are found on this level, both featuring built-in wardrobes and ceiling fans to ensure comfort year-round. Beyond the living room sliding glass doors, you'll discover an undercover outdoor entertaining deck that beckons you to unwind. Overlooking a fully fenced backyard, this space is perfect for enjoying quiet moments outdoors or ideal for hosting small gatherings while enjoying the tranquil landscaped area that features the pizza oven and a comfortable sitting area where you can enjoy the fruits of your labour.

Convenient Features:

- **Double Garage and Laundry:** Enjoy the convenience of internal access to the double garage, which also houses the laundry area.
- **Ample Storage:** A large storage area under the internal staircase ensures you'll have space for all your belongings.
- **Additional Parking:** There's an extra parking bay at the front of the townhouse for your convenience.
- **Garden Shed:** Store all your surplus tools and toys in the garden shed.
- **Side Access:** Easy side access into the backyard enhances the overall functionality of the property or makes the ideal space for your boat.
- **Two new reverse cycle air conditioning units** – One in the main bedroom upstairs, whilst the downstairs unit services the lower level.
- **New oven, rangehood and cooktop** – (hardly been used)
- **New LED lighting** throughout the property
- **New ceiling fans** throughout
- **With community gardens and a dog-friendly park** bordering the reserve, this townhouse is in a small complex set at the end of a one-way street, This Yamba townhouse offers a lifestyle of comfort, convenience, and space and represents great value at the current price! Don't miss your chance to make it your own.

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