

# 44 Della Place, Yamba, NSW 2464



## House For Sale

Wednesday, 27 December 2023

44 Della Place, Yamba, NSW 2464

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 707 m2

Type: House



Richard Hunt  
0498462291



David Lovell  
0266462299

**\$1,149,000**

44 Della Place is another fine piece of design by lifestyle homebuilders Arakoon Homes, a spacious 4 bedroom family home on a large lot opposite the nature reserve within the newest section of the Yamba quays subdivision. Ready to move in and make your own, this expansive, open plan design spills out into a covered North East facing alfresco area and true family sized rear yard. There is plenty of space for a pool, and ample side access for your boat or van. A separate media room and study nook tick all the practicality requirements, giving plenty of space for all the family in this 250sqm build that is finished to the highest of standards and now comes with over \$65,000 worth of extras !!

- Ducted Airconditioning
- 6.6kw Rooftop solar
- Granite work tops and kitchen island
- Westinghouse appliances & gas cooktop
- Walk-in pantry
- Gated side access
- 2.65m ceilings in bedrooms with taller raked ceilings in living areas
- Epoxy floor in garage
- Keyless front door
- Tall doors throughout
- Built in media bench, Study & Cocktail cabinet

Priced to sell, Contact the team today to book your inspection before its is too late.