

# 70 Palm Terrace, Yamba, NSW 2464



## Sold House

Sunday, 13 August 2023

70 Palm Terrace, Yamba, NSW 2464

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 788 m2

Type: House



Grant Gillies  
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**\$880,000**

When the current owner sat down with their draftsman to design their home, the brief was simple: They wanted "space & privacy". 70 Palm Terrace certainly delivers on both counts, as the final result is a home of 409sq m under roof that offers a combination of flexible living spaces and dual entertaining areas. All designed to take full advantage of the north easterly aspect, ample natural light and the cooling breezes of the corner site. Boasting two separate living areas, a games/media room and massive master bedroom & parents retreat this home caters for the largest of families with ease. Ducted air conditioning throughout guarantees all year-round comfort while the kitchen is ideally positioned at the heart of the home offering easy access to both the dining room & outdoor living space, a design perfect for those who love to entertain. All four bedrooms are generous in size with three having access to open onto the full-length bullnose veranda. The massive master wing enjoys a full ensuite as well as a private sitting room that could be easily converted into a large home office that offers external access to the breezeway. A large multi-use room (games, media, or guest accommodation) opens onto the outdoor entertaining area at the rear of the home and has direct access to the three-way bathroom that services the remaining three bedrooms. Parking space is also well and truly taken care of with the large double drive through garage complete with custom made high roller doors that allows for vans or large centre console boats. Summary of Features?? Dress circle neighbourhood?? Four large bedrooms plus home office or 5th bedroom?? Dual living areas?? Ducted air conditioned throughout?? Multipurpose games room/guest accommodation?? Corner allotment allowing excellent vehicle access?? Double garage with high roller doors & drive through access?? Separate garden shed.?? Fully fenced & private rear yard?? Witonga boat ramp only 350m away?? Close to picturesque River and Lake Kalora walk?? Short drive to town centre & choice of unspoilt beaches Contact Grant Gillies on 0405 388 400 for further details or to arrange your viewing. DISCLAIMER: The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.