

1 Wooli St, Yamba, NSW, 2464



House For Sale

Monday, 2 September 2024

1 Wooli St, Yamba, NSW, 2464

Bedrooms: 7

Bathrooms: 4

Parkings: 3

Type: House

One Of A Kind On Yamba Hill

Perched high upon Yamba Hill, with panoramic views from Iluka to the north, across the Clarence River and Yamba, all the way to Angourie and the hinterland beyond, this well presented multi-occupancy property is unlike any other.

Offering a spacious and well planned five bedroom, three bathroom main residence on the upper levels where you can enjoy the sweeping views on offer from the living areas and balcony as well as the roof-top terrace, plus a separate two bedroom, one bathroom unit on the lower level, the possibilities as to how you can utilise this home are all but endless.

But the "wow factor" of 1 Wooli Street doesn't end there; In addition to the grand residence that is on offer there is also a separate vacant allotment at the rear of the property that is fully approved and subdivided, with plans for another 3 bedroom residence with a study to be constructed. This approval is yours to retain into the future, with no expiration date applicable!

This space provides added potential for your future, whether it be for the construction of an additional dwelling or simply for the enjoyment of additional open space around the home. A property like this is found once in a lifetime!

From this prominent and highly sought after location you will also enjoy absolute convenience, with Yamba's CBD located just down the road, and restaurants, parks, the river, and your choice of beaches all just within minutes' walk from your front door.

With such a rare multi-occupancy configuration, and such a high level of potential for the future, this is a never-to-be-repeated opportunity that you can't afford to miss.

As the owners set their future plans into motion, the decision has been made that 1 Wooli Street, Yamba is to be sold now. Properties as good as this don't afford second chances, declare your interest today and make this one of a kind Yamba Hilltop gem your very own.

- Substantial multi-occupancy home set high on Yamba Hill.
- Well designed with panoramic views from the Clarence River to Angourie.
- Five bedroom, four bathroom main residence on upper levels enjoys the views on offer.
- Quality central kitchen is ideally planned to overlook the living area to the balcony.
- Generous bedroom sizes throughout.
- Main bed with walk-in robe & ensuite with a view!
- Roof-top terrace with bar enjoys some of the best views in Yamba!
- Mid level of the residence provides ideal separation from the upper level for families.
- Additional kitchenette on mid level as well as three generous bedrooms.
- Two bedroom unit on ground level offers great opportunity for larger families or those seeking additional income.
- Plenty of parking on offer for both residences.
- An abundance of storage throughout the property.
- Solar power already installed to minimise utility costs.
- Additional vacant allotment at the rear of the property, fully subdivided & approved with plans for additional dwelling.
- Walk to CBD, restaurants, the river, parks, & beaches.
- To be sold now, you won't find another opportunity like this!