

45 Park Avenue, Yamba, NSW 2464



House For Sale

Tuesday, 25 June 2024

45 Park Avenue, Yamba, NSW 2464

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 440 m2

Type: House



DANIEL KELLY

\$785,000 - \$825,000

This is a buying opportunity that even the most fastidious of buyers will find hard to fault. Well planned, perfectly sized, ideally located, and attractively priced, this immaculately presented single level home is just right. Designed to offer comfortable contemporary living that takes advantage of the local climate, in calling this address home your lifestyle of sure to be maximised. All three bedrooms feature built-in robes and provide ample space for everyone, with the master bedroom also enjoying an ensuite. The main bathroom is conveniently located at the end of the hallway to easily service bedrooms two and three. The tiled open plan living area is perfectly sized to accommodate the lounge and dining suites and with ducted air conditioning throughout the home you will be able to live in comfort all year round. A practical kitchen is the heart of the home, providing ample cupboard and bench space and also allowing the chef to remain part of the activities of the home for those who entertain. The outdoor living space is ideal, being enclosed with louvre windows to ensure easy management of the elements, you can easily capture cool summer breezes and warm winter sun, and completely enclose the space in adverse weather conditions. Secure parking is made easy for two vehicles with the double garage enjoying internal access to the home, and for those with a boat or caravan, or both, there is plenty of side access on offer - something rarely found in this price bracket! The surrounds of the home are equally as well presented as the inside of the home, with established lawns and gardens, private courtyard spaces, and a garden shed already in place for your enjoyment. Solar power and solar hot water are also installed to keep utility charges to a minimum, and to further add to the convenience of this stand-out home, you also have parkland immediately next door, along with the local shopping centre, medical centre, and public transport all just down the road. Whether you are looking for a well-cared-for home for yourself to enjoy, or a sensible investment to reward you into the future, you need not look any further than 45 Park Avenue, Yamba. Properties this good always sell fast. Be sure to arrange your inspection before it is too late.