

**142/36 Golding Street, Yamba, NSW, 2464**



**Retirement For Sale**

Tuesday, 3 September 2024

142/36 Golding Street, Yamba, NSW, 2464

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: Retirement**

## Stylish and Spacious: Affordable Over-50's Lifestyle in Yamba

Located in the highly sought-after Grevillea Waters Over 50's village, this modern villa, built in 2021, is the perfect choice for those seeking a luxurious yet affordable lifestyle in Yamba.

This home is designed with comfort and style and features high ceilings, a spacious living and dining area, and a generously sized, air-conditioned main bedroom with a modern ensuite. Two additional bedrooms and a large second bathroom provide ample space for guests or family. The fresh white colour palette allows you to easily personalise your space with your choice of décor, while the kitchen impresses with sleek cabinetry, stone benchtops, modern appliances, and plenty of storage.

Enjoy your mornings on the cozy front porch, perfect for a warm cup of coffee in winter, and relax in the afternoons on the expansive outdoor deck, which offers a cool retreat from the summer sun - a perfect spot for entertaining friends and family.

A standout feature of this property is the spacious three-car carport, providing ample room for vehicles, a boat, or even a caravan.

Residents of Grevillea Waters enjoy access to a range of excellent amenities, including two refreshing pools and a vibrant clubhouse where you can participate in community events or unwind with neighbours. The pet-friendly environment welcomes your furry friends, adding to the sense of home and comfort. With no entry or exit fees, no stamp duty payable, no council rates and just a small weekly land-lease fee there are plenty of things to like about this property.

Beyond the villa, Yamba's stunning beaches are just minutes away, offering the ideal backdrop for a relaxed coastal lifestyle. This villa's modern amenities and prime location represent an affordable and wise investment. It's a great alternative to newer over-50 developments in Yamba, offering exceptional value without sacrificing style or comfort.

### Key Features:

- \* Three bedrooms and two bathrooms
- \* Modern kitchen with high-quality appliances
- \* Expansive three-car carport
- \* Access to two community pools and a clubhouse
- \* Pet-friendly environment
- \* Proximity to Yamba's beautiful beaches