



## Yamba, 54 MELALEUCA Drive

### Flexible Dual-Living

Presenting an excellent opportunity for extended families, this ultra flexible home offers the versatility of dual-living just moments to Yamba Fair . Comprising a light-filled 3 bedroom low set home and an attached granny flat with separate access.

With four bedrooms and a multi-purpose rumpus, this sprawling single level residence has room for the entire family, the extended family and the many guests.

Features include:

- Large open plan living area
- Large kitchen with mass storage
- Tidy bathroom, large laundry plus excellent storage capacity throughout
- Generous main bedroom showcases an ensuite and walk-in robe
- Double garage, ample storage, off-street car space
- Remaining 2 good-sized bedrooms all with built in robes



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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**For Lease**  
Please Call

**View**  
[ljhooker.com.au/GZHFKW](http://ljhooker.com.au/GZHFKW)

**Contact**  
**Donna Law**  
0400 433 789  
[rentals.yamba@ljhooker.com.au](mailto:rentals.yamba@ljhooker.com.au)

**LJ Hooker Yamba**  
**(02) 6646 2202**

- Covered and screened entertaining area
- High ceilings throughout
- Large living room and casual dining area
- The double garage has a workshop, remote garage door plus direct internal access
- Solar panels
- Low maintenance manicured gardens
- Stroll to Yamba Fair and a choice of popular cafes and shops
- Located within easy walking distance of the popular Yamba Shores Tavern

Don't delay, contact our office to organise a viewing

\*Pets on Application

Disclaimer:

LJ Hooker Yamba has taken every precaution to establish accuracy of information in marketing, all relevant checks and searches are to be carried out by any prospective purchaser to verify the information provided. All information (including but not limited to the property area, floor size, price, address and general property description) on the Website is provided as a convenience to you, and has been provided to LJ Hooker by third parties.

## More About this Property

Property ID	GZHFKW
Property Type	House
Land Area	650 sqm
Including	Courtyard Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

**Donna Law 0400 433 789**

Property Investment Manager | LREA | [rentals.yamba@ljhooker.com.au](mailto:rentals.yamba@ljhooker.com.au)

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FLOOR PLAN

ALL MEASUREMENTS ARE APPROXIMATE

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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54 Melaleuca Dr

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