



138 Yamba Road, Yamba

Own A Four-Unit Investment Block With Huge Upside




Positioned just minutes from Yamba's beaches, cafes and riverfront, 138 Yamba Road presents an exceptional opportunity - a full block of four 2-bedroom, 1-bathroom units on one title with strong existing income and massive future potential.

Each unit is self-contained, offering two bedrooms, one bathroom, a functional kitchen and open living area, plus off-street parking. The configuration allows for multiple income streams, short-term holiday letting, or the flexibility to live in one and lease the others.

The property currently returns approximately \$71,240 per annum, providing a solid base yield with significant room to increase returns through improvements.

A new roof and guttering are due, and two bathrooms would benefit from renovation - making this the ideal project for investors or builders looking to unlock the site's full potential.

With Yamba's rental market in high demand and limited multi-unit opportunities available, this is a rare find. Refurbish and hold for long-term growth, or explore strata subdivision (STCA) for future capital

8  4  2 

FOR SALE

Offers Invited

AGENTS

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Mark Porter
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AGENCY

LJ Hooker Yamba
(02) 6646 2202

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

gain.

Situated on a 556 Sqm block within walking distance to Yamba Fair, schools, and public transport, and only minutes to Main Beach, the marina and the Clarence River, the location will always attract tenants and holiday guests alike.

What You'll Love

- Four self-contained 2-bedroom, 1-bathroom units on one title
- Strong existing annual rental return of approximately \$71,240 with scope to increase
- Value-add opportunity -new roof, guttering and bathroom upgrades will transform returns
- 556 Sqm level block close to shops, schools and beaches
- Potential to strata-title or redevelop (STCA)
- Excellent long-term investment in a high-growth coastal town
- Easy access to Ballina, Byron and the Gold Coast

What the Owners Love

"It's been a consistent earner and easy to manage. The location keeps it in demand, and with a bit of work it could perform even better. The next owner will really benefit from the upside here."

Opportunities to secure a full block of income-producing units in Yamba are few and far between. With solid foundations and plenty of potential to add value, this is an investment that truly stacks up.

Contact Kieran Mulvihill 0409 466 700 to arrange your inspection today.

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 DETAILS

Property ID	H7JFKW
Property Type	BlockOfUnits
Land Area	556.4 m2
Including	Balcony Outdoor Entertaining Built-in-Robes Liveability

Kieran Mulvihill 0409 466 700

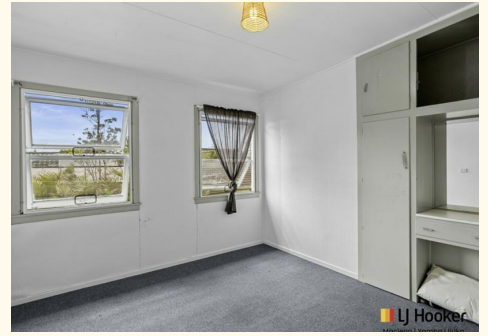
Principal and Licensee | LREA | kieran.mulvihill@ljhooker.com.au

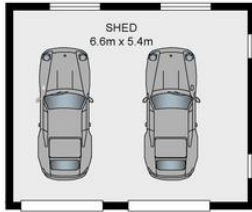
Mark Porter 0410 571 105

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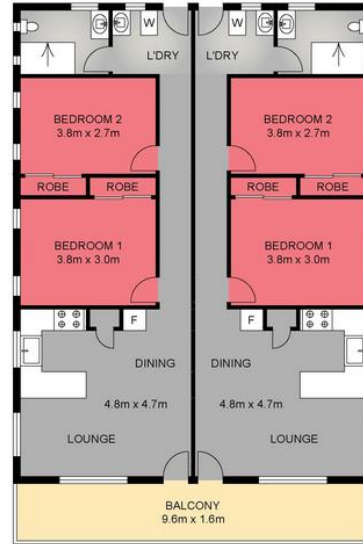
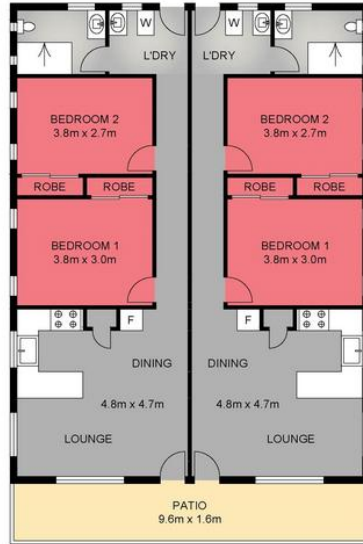
LJ Hooker Yamba (02) 6646 2202

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SHED



Scale in meters, indicative only. Dimensions are approximate. All information contained herein gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries © visionmedia.vision 2020.

INT : 254.1m²
EXT : 31.7m²
GARAGE : 35.6m²



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