



12 Alans Place, Yamba

Live Large in Yamba - Rare Opportunity Presented

You arrive at 12 Alans Place and immediately appreciate just how rare this opportunity is. Quality lifestyle properties within Yamba are exceptionally scarce, and properties offering this level of land, infrastructure and modern comfort are seldom available.

Set on expansive grounds, this five-bedroom, two-bathroom home delivers genuine space without compromising proximity to beaches, schools, shopping and Yamba's coastal lifestyle. Here, you enjoy privacy, flexibility and room to grow, all within minutes of town. Inside, the home is thoughtfully designed for family living. Light-filled open-plan areas connect seamlessly from kitchen to dining and lounge, creating a relaxed and functional heart of the home. A dedicated media room provides a separate retreat for movie nights or quiet downtime.

The five bedrooms are well proportioned, with the master suite offering comfort and separation. The second bathroom services the remaining bedrooms efficiently, making the layout practical for families or guests. Ducted air conditioning ensures year-round climate control throughout the home, delivering consistent comfort in every season.

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FOR SALE
\$1,875,000

AGENTS

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 **LJ Hooker**

Outdoors, the lifestyle appeal continues. A sparkling in-ground pool becomes the centrepiece for summer entertaining and relaxed weekends at home. The surrounding acreage provides exceptional space for children, pets, additional landscaping or future enhancements.

The large shed with mezzanine floor is a major asset. Whether you require storage for boats, caravans or multiple vehicles, a workshop area, or additional space for business or hobbies, the versatility on offer is rarely found within Yamba's town boundary. Solar has been installed to enhance energy efficiency and help manage running costs, further strengthening the home's practical appeal.

Key features include:

- Extremely rare lifestyle holding within Yamba
- Five bedrooms and two bathrooms
- Separate media room
- Ducted air conditioning throughout
- Light-filled open-plan living
- ground pool ideal for entertaining
- Large shed with mezzanine floor offering outstanding versatility
- Solar system for improved efficiency
- Minutes to beaches, river, schools and town amenities

What the owners love:

"It's the space and flexibility that make it special. We have room for everything, total comfort with ducted air, and we're still only minutes from the beach and town."

12 Alans Place presents a unique opportunity to secure a sought-after lifestyle property with all the "must haves" in one of the North Coast's most desirable coastal towns. Properties of this calibre in Yamba are exceptionally scarce.

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 H8FFKW
Property Type House
Land Area 5000 m2
Including Ensuite
Air Conditioning
Ducted Cooling
Pool
Outdoor Entertaining
Built-in-Robes
Secure Parking
Solar Panels
Grey Water System

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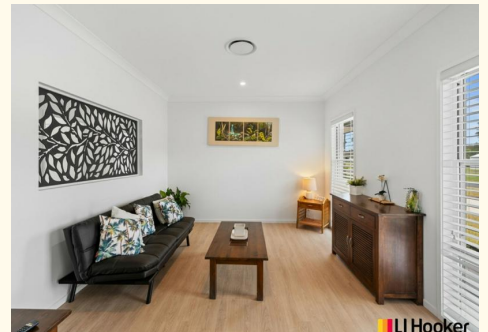
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