



137 Yamba Road, Yamba

## Huge block, Established Tenancy, Rare Opportunity

Welcome to 137 Yamba Road. You are looking at a property that makes sense today and positions you well for tomorrow. Set on a large parcel of land in a highly accessible Yamba location, 137 Yamba Road offers immediate rental income with genuine subdivision potential subject to council approval. It's the kind of asset investors actively seek but rarely secure in this tightly held coastal market.

### The Investment Fundamentals

The home is currently tenanted, providing holding income from day one. This allows you to land-bank comfortably while you assess longer-term options, whether that's subdivision, redevelopment or simply retaining a solid performer in a growth location. Properties with scale, income and flexibility like this are becoming increasingly scarce in Yamba.

### The Home

The existing residence is practical, well laid out and suited to long-term tenancy. Living and dining areas are functional and light filled, while the kitchen is positioned for easy everyday use. Bedrooms are

3 2 2

### FOR SALE

Offers Invited

### VIEW

Sat 21st Feb @ 11:00AM - 11:30AM

### AGENTS

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### AGENCY

LJ Hooker Yamba

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well proportioned and the overall layout appeals to a broad tenant demographic, supporting ongoing rental demand.

The dwelling sits comfortably on the block, preserving the underlying land value and allowing flexibility for future planning.

#### Land Size and Subdivision Potential

One of the key strengths of this property is the land component. The generous block size opens the door to potential subdivision or future development, subject to council approval. Whether you're a seasoned developer or a long-term investor with an eye on future growth, this site offers options rather than limitations.

#### Location and Demand

Positioned along one of Yamba's main connecting roads, this address enjoys excellent access to shops, schools, beaches and the Clarence River. Convenience drives rental demand, and Yamba's ongoing popularity with both permanent residents and lifestyle movers continues to underpin strong fundamentals for investors.

#### Why This Makes Sense

This is a rare combination of immediate income, land value and future potential. You're not relying on one strategy - you have flexibility, time and options.

#### Key Features

- Large landholding with subdivision potential (STCA)
- Currently rented, providing immediate income
- Strong long-term tenant appeal
- Valuable land component in a high-demand coastal market
- Convenient location close to town, beaches and services
- Ideal for investors seeking land-banking or development upside

#### What the Owners Love

"The size of the block and the location have always been the standout. It's been easy to rent and we've always known the land itself was the real long-term value."

#### Next Steps

If you're targeting an investment with income today and flexibility for the future, 137 Yamba Road should be on your shortlist. Opportunities like this don't come along often in Yamba. Contact us to discuss the tenancy details, land size and development potential, and to arrange your inspection.

#### 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	H87FKW
Property Type	House
House Size	142 m <sup>2</sup>
Land Area	873 m <sup>2</sup>
Including	Air Conditioning Balcony Dishwasher Floorboards Fully Fenced



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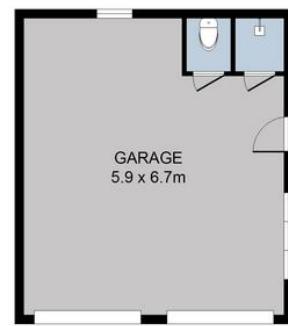
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Yamba

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Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan