

144 Yamba Road, Yamba

## Opportunity with Lifestyle Comfort and Future Potential

You arrive at a home where the hard work upstairs has already been completed, with additional space downstairs and valuable future upside in the land. Positioned along one of Yamba's most convenient roads, 144 Yamba Road presents a fully renovated two-bedroom residence on the upper level, supported by Flexible R3 zoning. Upstairs is the primary living area of the home. The renovation has been completed with a clear focus on easy living, natural light and a relaxed coastal feel. Two generous bedrooms are serviced by a modern bathroom, while the updated kitchen and living areas flow comfortably for everyday life or entertaining. This home is move-in ready and designed to be enjoyed immediately. The lower level provides additional space and amenity; however, it is important to note that this area is NOT approved by council for habitable use. Buyers are advised to make their own enquiries with council regarding any future use or approval requirements. The underlying land value is where this property truly stands apart. Zoned R3, the site allows for medium-density development, including multi-occupancy dwellings, subject to council approval. Location completes the offering. You are close to beaches, schools, sporting facilities and local cafes, with Yamba's town centre only minutes away. This is a position that works well as a permanent

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### FOR SALE

New Price \$850,000 - \$895,000

### VIEW

By Appointment

### AGENTS

Mark Porter  
0410 571 105  
mporter.yamba@ljh.com.au

### AGENCY

LJ Hooker Yamba  
(02) 6646 2202

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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residence, a coastal base or a strategic investment with long-term potential.

What the owners love:

The owners have loved the convenience of the location, the comfort of the renovated upstairs living spaces, and the peace of mind that comes with knowing the zoning and what these options may provide for the down the track.

Contact Mark Porter on 0410 571 105 to arrange your inspection and discuss the full details of this offering.

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	H83FKW
Property Type	House
Land Area	626 m2
Including	Air Conditioning Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced Liveability

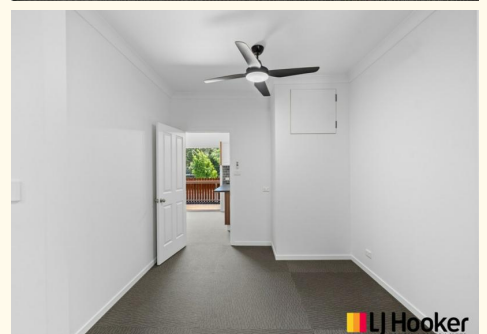
**Mark Porter 0410 571 105**

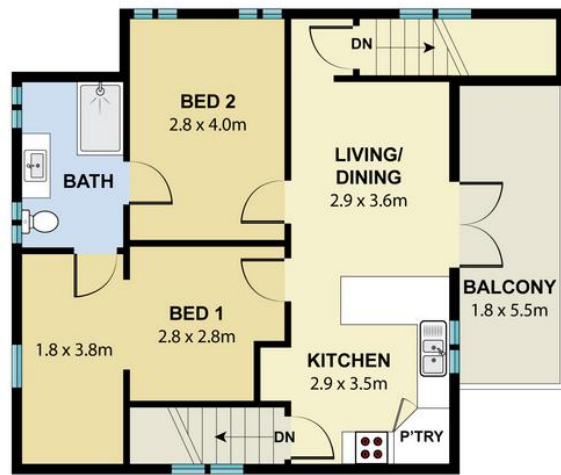
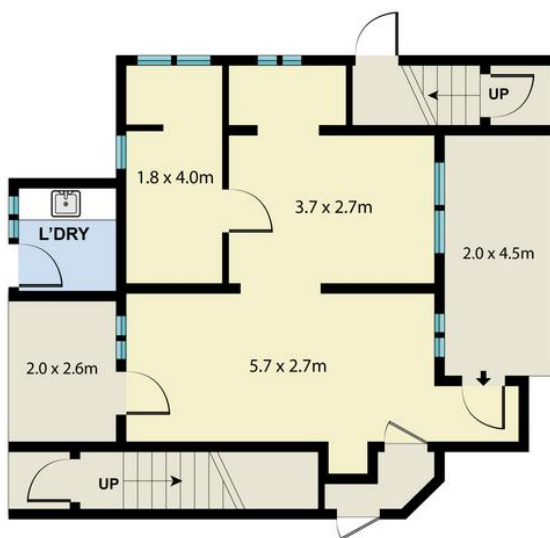
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Yamba NSW 2464

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.