



22 Kookaburra Court, Yamba

## Your Perfect Coastal Escape Awaits

Welcome to 22 Kookaburra Court where thoughtful design and effortless living converge. Whether you're seeking a premium holiday rental with proven income potential or a sophisticated private residence, this stunning four-bedroom home delivers on every level.

Surrounded by lush tropical gardens and set on a 620m<sup>2</sup> block, this property offers a private oasis that feels worlds away while remaining minutes from Yamba's beaches, cafes and coastal lifestyle.

### Designed for Luxury Living

The home flows beautifully, creating natural separation for families or guests. The chef's kitchen features ample bench space, quality appliances and a butler's pantry that makes entertaining effortless. The master bedroom is positioned for privacy, complete with a luxurious ensuite boasting a double shower. Three additional bedrooms are generously sized, with the second bathroom servicing the home with style and practicality.

### Your Private Resort Awaits

Step outside to resort-style living at its finest. The sparkling in-ground pool, infrared sauna, private putting green and outdoor hot and cold

4  2  2 

**FOR SALE**  
\$1,200,000 - \$1,300,000

**VIEW**  
By Appointment

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

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 **LJ Hooker**

shower create a true sanctuary. The covered alfresco area extends your living space seamlessly, perfect for entertaining or relaxed evenings with family and friends. Lush tropical landscaping delivers privacy and ambience without high maintenance demands.

#### Holiday Rental Success or Executive Residence

Currently operating as a successful holiday rental with strong returns, this property offers immediate income potential for investors or the flexibility to holiday let when not in residence. Alternatively, it's simply an exceptional family home for those seeking luxury, space and a lifestyle that balances relaxation with convenience.

#### Key Features:

- Four generous bedrooms, two bathrooms, double garage
- Chef's kitchen with butler's pantry
- Luxurious master bedroom with double shower ensuite
- Infrared sauna
- Resort-style pool
- Private putting green and outdoor shower
- Covered alfresco
- Split-cycle air conditioning
- Low-maintenance tropical gardens
- Proven holiday rental income or executive residence
- Minutes to Yamba beaches and amenities

Properties of this calibre rarely become available in Yamba. Whether you're an investor, a family seeking luxury, or someone chasing the coastal lifestyle without compromise, 22 Kookaburra Court offers a rare combination of quality, income potential and effortless living. Contact Mark Porter on 0410 571 105 for more information or to arrange your inspection.

#### Disclaimer:

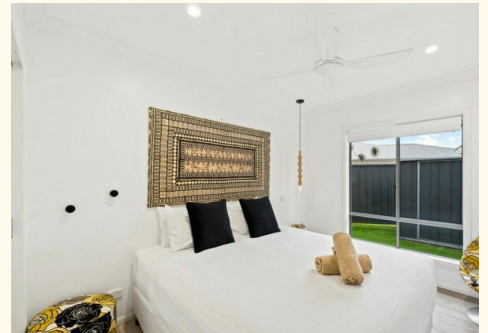
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## MORE DETAILS

Property ID H9JFKW  
Property Type House  
Land Area 620 m2  
Including Ensuite  
Air Conditioning  
Toilets (2)  
Alarm  
Pool  
Courtyard  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Remote Garage  
Water Tank  
Liveability

**Mark Porter 0410 571 105**  
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**22 Kookaburra Court**  
Yamba NSW 2464

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